

महाराष्ट्र MAHARASHTRA ◑ 2025 ◑ DZ 823854

REGISTER Sr. No. 374 2025

प्रधान मुद्रांक कार्यालय, मुंबई
प.मु.वि.क्र. 1.000006
17 JUN 2025
सक्षम अधिकारी

श्री. विनायक जाधव



THIS SUPPLEMENTARY MEMORANDUM OF UNDERSTANDING is made on this 28th day June, **TWO THOUSAND AND TWENTY FIVE (2025)** between **(1) GAURISHANKAR AMARNATH TIWARI**, an Indian Inhabitant of Mumbai, age about 56 years, residing at 1st floor, Chhabinath Tiwari Chawl, Gupha Road, Jogeshwari (East), Mumbai-400 060, hereinafter referred to as the '**Owner No.1** (which expression shall unless it be repugnant to the context, be deemed to include his heirs, executors, administrators and assigns) of the First Part;

AND

MOU.

जोडपत्र-२/Annexure-II

व्यतिरिक्त वापरण्यात येणारा मुद्रांक ३

मुद्रांक विक्री नोंदवही अनु क्रमांक/दि.वार

Sales Register Serial No/Date

1157

23 JUN 2025

दस्ताचा प्रकार

(Nature of Document)

दस्त नोंदणी करणार आहेत का?

(Whether it is to be Registered? Yes/no

23 JUN 2025

मिळकतीचे वर्णन-

(Property Description in brief)

मुद्रांक लिहून घेणाऱ्याचे नांव व सही

(Stamp Purchaser's Name & Signature)

हस्ते असल्यास त्यांचे नांव, पत्ता व सही

(If through other person then Name Address & Signature)

दुसऱ्या पक्षकाराचे नांव

(Name of the other Party)

मुद्रांक शुल्क रक्कम

(Stamp Duty Amount)

श्री. राजन गणपत शिंदे परवानाधारक मुद्रांक विक्रेता

परवाना क्रमांक ठाणे.एस.एच.-८०००००७

बी-३, हेमुच्छायिक इमारत, अल्फा विहार हॉटेलच्या बाजूला एल.आय.सी. कार्यालयाच्या मागे, एस.व्ही.रोड, गोरेगाव (पश्चिम), मुंबई-४०० ०६४.

या कारणासाठी ज्याची मुद्रांक खरेदी केला त्यांची त्याच कारणासाठी एक खरेदी केल्यापासून ६ महिन्यात बाजारी बंधनकारक आहे

Tel : 28807359 / Mob : 9820141066

Baba Singh & others.

Kalasingh (mw)

Gyan S.P. Developer L

NOTARY GOVERNMENT OF INDIA Ram Pher Yadav Greater Mumbai Maharashtra Reg. No. 8924 Exp. 22-10-2028

NOTARY GOVERNMENT OF INDIA Ram Pher Yadav Greater Mumbai Maharashtra Reg. No. 8924 Exp. [illegible]2028

(2) BABA SINGH DASHRATH SINGH, an Indian Inhabitant of Mumbai, age about 74 years, residing at A-101/102, Govardhan Complex, Caves Road, Jogeshwari East, Mumbai-400 060, hereinafter referred to as the **'Owner No.2** (which expression shall unless it be repugnant to the context, be deemed to include his heirs, executors, administrators and assigns) of the Second Part;

A N D

(3) (a) SUSHMA P. PATIL wife **of BABAN SADANAND PUJARI alias PANDURANG SADANAND PATIL**, an Indian Inhabitant of Mumbai, age about 72 years residing at 1, Sadanand Niwas, Caves Road, Jogeshwari East, Mumbai-400 060, **3 (b) DINESH PANDURANG PATIL son of BABAN SADANAND PUJARI alias PANDURANG SADANAND PATIL**, an Indian Inhabitant of Mumbai, age about 48 years residing at 1, Sadanand Niwas, Caves Road, Jogeshwari East, Mumbai-400 060, **3(c) YOGESH PANDURANG PATIL son of BABAN SADANAND PUJARI alias PANDURANG SADANAND PATIL**, an Indian Inhabitant of Mumbai, age about 42 years, residing at Room No.2 , Sadanand Niwas, Caves Road, Jogeshwari East, Mumbai-400 060 and **3(d) MANISHA BALKRISHNA MOKAL daughter of BABAN SADANAND PUJARI alias PANDURANG SADANAND PATIL**, an Indian Inhabitant of Mumbai, age about 51 years residing at A- 403, Laxmi Narayan CHS Limited, Mhatrewadi, Dahisar (West), Mumbai-400 068, hereinafter collectively referred to as the **'Owner No.3** (which expression shall unless it be repugnant to the context, be deemed to include their respective heirs, executors, administrators and assigns) of the Third Part.

ARY
Pher Yadav
Greater Mumbai
Maharashtra
Reg. No. 6924
Exp. DL 12-10-2028
ERNMENT OF INDIA

AND

GYAN S.P. DEVELOPERS LLP, a limited liability partnership firm registered under the provisions of the Limited Liability Partnership Act, 2008 registered with the Registrar of Company, having its registered office at Shukla Bhavan, 95, Mumbadevi Road, Tambakanta, Mumbai-400 003through its designated authorized partner **GYANPRAKASH KAMLASHANKAR SHUKLA**, an Indian Inhabitant of Mumbai, age about 66 years, residing at Ground Floor, Shukla Bhavan, 95, Mumbadevi Road, Tambakanta, Mumbai-400 003,hereinafter referred to as the **'DEVELOPERS"** (which expression shall unless it be repugnant to the context, be deemed to include the said firm the present partners and their respective heirs, executors and administrators) of the Fourth Part;

WHEREAS:

(a) By Deed of Conveyance dated 7th December, 2001 made between Mrs. Philonmena Gilbert Misquita w/o Mr. Gilbert Sebastian Misquitta and Mr. Vijay Gilbert Misquitta s/o Mr. Gilbert Sebastian Misquitta therein referred to as the Vendors of the one Part and (1) Kamlashankar Ramkunjan Shukla, (2) Amarnath Sahdev Tiwari, (3) Baba Singh Dashrath Singh, the Owner No.2 herein (4) Baban Sadanand Pujari and (5) Gyanprakash Kamlashankar Shukla therein referred as the Purchasers of the other part, the Vendors therein sold, conveyed and transferred all that piece and parcel of land with the structures/chawls standing thereon situate lying and being at Subhash Road, Jogeshwari (East), Mumbai-400 060, bearing Survey No.3 (1), Survey No.3 (2) Part, Survey No.6-1A and Survey No.6-1B and correspondent C.T.S. Nos.45 and 48, 48/1 to 37 of Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Suburban District and admeasuring 14854 sq. yards i.e. equivalent to 12420 sq. meters or thereabouts to and in favour of the (1) Kamlashankar Ramkunjan Shukla, (2) Amarnath Sahdev Tiwari, (3) Baba Singh Dashrath Singh, the Owner No.2 herein (4) Baban Sadanand Pujari and (5) Gyanprakash Kamlashankar Shukla therein and 1500 sq. yards.i.e: equivalent to 1254 sq. meters in favour of Kamlashankar Ramkunjan Shukla out of the total land admeasuring 17354 sq. yards but as per the property card the area is 12928.3 sq. meters or thereabouts and more particularly described in the **First** Schedule hereunder written (hereinafter for brevity's sake referred to as **"the said Larger Property"**) and the said Larger Property is shown in the **red colour** boundary lines on the plan annexed hereto and marked as **Annexure-1,**for the price and covenants therein mentioned. The said deed of conveyance dated 7th December, 2001 is duly registered with the Sub-registrar of Assurance at Mumbai under Serial No.BBJ-11208 of 2001 on 11th December, 2001.

(b) In the said deed of conveyance dated 7th December, 2001 a portion of the land together with the structure standing thereon admeasuring 1500 sq. yards equivalent to 1254 sq. meters forming part of the larger property as described in the **First** Schedule hereunder written as shown in the **blue colour hatch lines** on the plan annexed hereto and marked as Annexure-1 (hereinafter for brevity's sake referred to as the **1st portion of the said Larger Property**) is exclusively sold and/or transferred in favour of the Kamlashankar Ramkunjan Shukla and the said the portion of the said larger property is more particularly described in the **Second Schedule** thereunder hereunder written.

(c) One Smt. Maya Mutuswani is in use, occupation and possession of an area admeasuring 1475 sq. meters out of the said larger property as described in the **First** Schedule hereunder written as shown the **Yellow colour hatch lines** on the plan annexed hereto and marked as Annexure-1 (hereinafter for brevity's sake referred to as the **2nd portion of the said Larger Property**) and the said portion of the said larger property is more particularly described in the **Third Schedule** thereunder hereunder written.

(d) In the circumstances herein above the said Kamlashankar Ramkunjan Shukla and Gyanprakash Kamlashankar Shukla and the Owner Nos.1 and 2 and Baban Sadanand Pujari alias Pandurang Sadanand patil became the Co-owners of the Property being all that piece and parcel of land with the structures/chawls standing thereon situate lying and being at Subhash Road, Bhandrekar Wadi, Jogeshwari (East), Mumbai-400 060 and admeasuring 10,199.30 sq. meters or thereabouts and more particularly described in the **Fourth Schedule** hereunder written (hereinafter for brevity's sake referred to as **"3rd Portion of the said Larger Property"**) and the said Property is shown in the Brown Colour hatch lines on the Plan annexed hereto and marked as **Annexure-1.**

(e) The Developers have acquired the development rights in respect of the 1/5th undivided share, right, title and interest in the 3rd Portion of the said Larger Property and have also acquired the development right in respect of 1st Portion of the said larger Property from the legal heirs of the Kamlashankar Ramkunjan Shukla more particularly described in the **Fifth** Schedule hereunder written.

(f) The Developers have acquired the development rights in respect of the 1/5th undivided share, right, title and interest in the 3rd Portion of the said Larger Property from Gyanprakash Kamlashankar Shukla more particularly described in the **Sixth** Schedule hereunder written.

(g) By a Memorandum of Understanding dated 2nd January, 2019 made between the Owner No.1 referred herein therein of the First Part, Owner No.2 herein therein of the Second Part, Baban Sadananad Pujari alias Pandurang Sadananad Patil therein as the Owner No.3 of the Third Part and the Developers herein therein of the Fourth Part, the Owner No.1, Owner No.2 and the said Baban Sadananad Pujari alias Pandurang Sadananad Patil collaborated for the development whereby granted the development rights in respect of the 3rd Portion of the said Larger Property and more particularly described in the

Fourth Schedule thereunder to and in favour of the Developers herein for the terms and conditions therein mentioned.

(h) The area of 588.20 Sq. Mtrs. bearing Survey Nos. 6-1A, 6-1B, 6(5), 3(1) (pt) and 3(2) (pt) corresponding to CTS Nos. 45 (Pt.), 48 and 48 (1 to 37) conveyed by Deed of Conveyance dated 7th of December, 2001 is also included in land being the 3rd portion of the said Larger Property and as such the total area of the 3rd portion of the said Larger Property now admeasures 10, 787.5 Sq. Mtrs and the same is more particularly described in the **Fourth** Schedule thereunder.

(i) The Developers will be amalgamating the said 2nd Portion of the Larger Property admeasuring 1475 sq. meters by virtue of Letter bearing No. ACQ / WS /KE/2313 dated 14th May, 2021 and accordingly the 1st Portion of the said Larger Property, the 2nd Portion of the said Lager Property, the 3rd Portion of the said Larger Property including the 2/5th undivided share right, title and interest in the 3rd Portion of the said Larger Property which the Developer has acquired and the said Area in all admeasuring 13516.50 sq. meters are collectively referred to as **"the said Properties"** and same is more particularly described in the **Seventh Schedule** hereunder written.

(j) The Developers submitted the proposal for the redevelopment of the portion of the said Properties being the 1st Portion of the said Larger Property, , the 3rd Portion of the said Larger Property including the 2/5th undivided share right, title and interest in the 3rd Portion of the said Larger Property which the Developer has acquired and the said Area in all admeasuring 12041.50 sq. meters to the Slum Rehabilitation Authority **["the said SRA"]** under the Slum Rehabilitation Act, 1971 and obtained the Letter of Intent dated 22nd January, 2021 from the SRA for the slum as well as the non-slum portions thereof and as mentioned therein.

(k) By and under the said Letter of Intent bearing Reference No.K-E/PVT/0244/20200312/LOI dated 22nd January, 2021, the SRA has sanctioned the slum rehabilitation scheme on the said Property i.e. the said Scheme, under the provisions of Regulation 33(10) of DCPR, in the manner and on the terms mentioned therein.

(l) The Developers got the plan sanctioned vide an Intimation of Approval bearing Reference No.K-E/PVT/0244/20200312/AP dated 26th February, 2021 for the construction temporary transit camp on the said Property.

(m) The Developers got the amended plan duly sanctioned vide an Intimation of Approval bearing Reference No. K-E/PVT/0244/ 20200312/AP dated 21st October, 2022 for the construction of the composite Rehab building being the A and C wings and Sale building being B Wing and also obtained plinth Commencement Certificate bearing No. K-E/ PVT / 0244 / 20200312/AP dated 18th November, 2022.

(n) Thereafter once again the Developers amended the plan vide I.O.A. bearing No. K-E/PVT/0244/20200312/AP dated 1st June, 2023 for the Rehab Building No.1 and also the Plinth commencement certificate bearing No. K-E/PVT/0244/ 20200312/R1 for the Rehab Building No.1 was re-endorsed.

(o) The developer also got the layout of the said Property duly approved from the SRA on 1st June, 2023.

(p) Thereafter the Developers again got the amended plan duly sanctioned vide an Intimation of Approval bearing Reference No. K-E/PVT/0244/20200312/AP/S2 dated 1st June, 2023 for the construction of the Sale Building No.2 on the said Property and also obtained the Plinth C.C. bearing No. K-E/PVT/0244/20200312/S2 on 6th June, 2023 for the Sale Building No.2.

(q) Thereafter the Developers got approval for the construction of the temporary structure (site office and Sale Office vide letter bearing Reference No. K-E/PVT/0244/20200312/LOI/TTR dated 19th June, 2023.

(r) The Baban Sadananad Pujari alias Pandurang Sadananad Patil died intestate at Mumbai on 10th October, 2023 leaving behind him his wife namely Sushma P. Patil, two sons namely, Dinesh Pandurang Patil, and Yogesh Pandurang Patil and one married daughter namely Manisha Balkrishna Mokal, all being the Owner No.3 herein are the only legal heirs and representatives according to the law by which he was governed at the time of his death.

(s) Thereafter another Revised Letter of Intent bearing Reference No.K-E/PVT/0244/20200312/LOI dated 30th August, 2024 **["the said LOI"]** was issued by SRA under Regulation 33(10) and 33(11) in connection with the sanctioned slum rehabilitation scheme on the said Property in the manner and on the terms mentioned therein.

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(t) Thereafter the Developers got the amended plans sanctioned vide letter bearing Reference No. K-E/PVT/0244/20200312 /AP/C1 dated 6th September, 2024 for the construction of the Proposed Composite building No.1.

(u) The developer also got the layout of the said Property duly approved from the SRA on 29th April, 2025 and the said revised approved layout is annexed hereto as the **Annexure- 2.**

(v) The Developers got the amended plan duly sanctioned vide an Intimation of Approval bearing Reference No. K-E/PVT/0244/20200312/AP/C1 dated 29th April, 2025 for the construction of the composite Rehab building being the A and B wings and Sale building being C Wing and also obtained plinth Commencement Certificate bearing No. K-E/PVT/0244/20200312/AP/C1 dated 29th April, 2025.

(w) The Developers have proposed to construct the Project in phase-wise manner on the portion of the said Properties for mixed-use as stated herein.

(x) The principal and material aspects of the development of the said Project being the 1st Phase on the portion of the said Properties is under the development in the name of **GYAN GOLD CREST** ***["the said Project"]*** under the Real Estate Regulatory Authority, Act 2016 ***["the said RERA Act"]*** under No.**P51800053907** as disclosed by the Developer is briefly stated below:

i. The Developers proposes to utilize at present FSI of 44,568.78 square metres on the said Property as per the said LOI to construct Composite building No.1 having Rehab, PTC component and sale building and also one Sale Building No.2 ***["Part Development Potential"]*** in phase wise development of the said Project.

ii. The Developers intents to avail further benefits of the FSI of the said Property, or any other amalgamated Properties, Fungible FSI Road Set Back and/or otherwise in any manner whatsoever in any name if any benefits arises therefrom and accordingly if any proposed FSI utilized on the said Property or on amalgamated property or otherwise on any portion of the Larger Property the increased FSI will be treated as the part of this Project only.

iii. The proposed development of the said Project as presently envisaged by the Developers inter-alia comprises of as follow i.e. to say;

(a) Rehab and Sale Component building being A wing comprising of Basement + ground floor shops/ Stilts + 1st floor (part) Amenities and part habitable floor + 32 habitable upper floors.

(b) Rehab building/PAP/PTC being B wing comprising of Basement + ground floor shops/ Stilts + 1st floor (part) Amenities and part habitable floor + 29th habitable upper floors.

(c) Sale building C Wing comprising of Basement + ground floor shops/ Stilts + 1st floor to 3rd floor podium + 4th floor amenities + 5th floor to 33rd habitable floor.

The floor plans of the said Wings A, B and C are annexed hereto as **"Annexure- 3 – collectively"**.

(y) In view of the fact that there is a modification in the total area of the development of the said Properties and as per the terms decided by and between the parties, it is now agreed by and between the parties hereto that the said Properties all admeasuring 13516.50 sq. meters , shall be treated as a common properties of all the co-owners of the said Properties for the purposes of distribution of the constructed Premises amongst the Co-owners in accordance with the terms herein contained.

(z) In view of the aforesaid, the percentage (%) of the constructed Premises and parking spaces as recorded in clauses 2, 7(v), 8 and 9 of the said Memorandum of Understanding dated 2nd January, 2019 shall change from 6.4% [in all to aggregates to 19.20%] 5.73% [in all aggregates to 17.20%] to each of the three co-owners i.e. Owner No.1, Owner No.2 and Owner No.3 of the said Properties in all admeasuring 13516.50 sq. meters and accordingly, the total area of the constructed premises along with the proportionate car parking spaces coming to their respective shares shall also change and the **Annexure 4** annexed hereto is showing the area coming to the shares of the Owner No.1 to 3 for sanctioned FSI as per the said LOI being the Revised LOI dated 30th August, 2024 being the Portion of the said Properties and upon the receipt of the additional FSI of the said Properties, the Developers hereby undertakes to allot and/or provide to the Owner No.1, Owner No.2 and Owner No.3 in the same ratio the constructed Premises along with the proportionate car parking spaces from the remaining FSI of the said Properties.

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(aa) Over and above constructed premises to be provided to the Owners out of the said Properties as recited in (x) if the Developer purchase or amalgamate any other adjoining properties and merge or take the benefit of the existing Scheme of the said Properties then in such case also the Developer shall share free of costs 12% [4% each of three Owners i.e. Owner No.1, Owner No.2 and Owner No.3] of the constructed Premises along with the proportionate car parking spaces in the free sale new building to be constructed on such amalgamated Properties including all the Fungible FSI, Road Set Back and/or otherwise in any manner whatsoever in any name if any benefits arises therefrom to each of the three co-owners i.e. Owner No.1, Owner No.2 and Owner No.3 and accordingly, the total area of the constructed premises along with proportionate car parking spaces coming to their respective shares shall also change.

(bb) The parties are thus desirous of recording the terms agreed amongst them and particularly in connection with the quantum of the constructed area in the sale building to be constructed on the said property, coming to their shares as hereinafter mentioned.

NOW THIS SUPPLEMENTARY AGREEMENT WITHNESSETH AS FOLLOWS:-

1. Save and except to the extent mentioned hereinafter, all other terms and conditions contained in the Memorandum of Understanding dated 2nd January, 2019 is and shall remain binding on the parties herein.

2. In view of the modification in the total area of the development of the said Properties and also as per the terms agreed by and between the parties, it is expressly agreed by the parties that notwithstanding what is stated in the Memorandum of Understanding dated 2nd January, 2019, it is now expressly agreed by and between the parties that the said Properties being the 1st Portion of the said Larger Property, the 2nd Portion of the said Larger Property, the 3rd Portion of the said Larger Property including the 2/5th undivided share right, title and interest in the 3rd Portion of the said Larger Property [which the Developers have acquired as recited in recitals (e), (f) and (c) reads with recital (i) and also the said Area in all admeasuring 13516.50 sq. meters hereinafter collectively referred to as ***"the said Properties"***), shall hereinafter be treated as a common property of all the co-owners being the Owner No.1, owner No.2 and the Owner No.3 for the purposes of distribution of the constructed Premises and proportionate car

parking spaces in the sale building amongst the Co-owners in accordance with the terms hereinafter contained.

3. In the circumstances, notwithstanding what is stated in the Memorandum of Understanding dated 2nd January, 2019, it is expressly agreed by and between the parties that the Developers shall now provide to each of the Owner Nos.1, 2 and 3, fully constructed area equivalent to 5.73% in all aggregates to 17.20% of the total constructed premises along with 5.73% in all aggregates to 17.20% of the total car parking spaces in the Free sale Building and all other proposed building/s to be constructed on the said Properties, free of all costs, charges and expenses.

4. It is hereby expressly agreed by and between the parties the Developer shall provide to each of the Owner Nos.1, 2 and 3, fully constructed area equivalent to 5.73% in all aggregates to 17.20% of the total constructed premises along with **5.73%** in all aggregates to 17.20% of the total car parking spaces in the Free sale Building/s that may be constructed on the said Properties, free of all costs, charges and expenses. It is further expressly agreed by and between the parties and the Developer expressly confirms and declares that they shall not use and/or utilize the FSI and all other benefits of the said Properties, for the purposes of any other scheme on any other land, save and except in the event such land is being amalgamated/incentivised with the said Properties.

5. It is specifically agreed that over and above constructed premises and the car parking spaces to be provided to the Owners in the Building to be constructed on the said Properties as per clause 4 herein above, if the Developer purchase or amalgamate any other adjoining properties and merge or take the benefit of the existing Scheme of the said Properties then in such case also the Developer shall share free of costs 12% [4% each of three Owners i.e. Owner No.1, Owner No.2 and Owner No.3] of constructed Premises along with the proportionate car parking spaces therein in the new free sale building to be constructed on such amalgamated Properties including all Fungible FSI, Road Set Back and/or otherwise in any manner whatsoever in any name if any benefits arises therefrom to each of the three co-owners i.e. Owner No.1, Owner No.2 and Owner No.3 and accordingly, the total area of the constructed premises along with the proportionate car parking space coming to their respective shares and same shall be allotted first to the Owner and same shall be distributed as per the terms and conditions mentioned in the said Memorandum of Understanding dated 2nd January, 2019 and same shall be binding on the Developers.

6. It is thus agreed by and between the parties that in view of the approved plans of the Free Sale buildings to be constructed on the portion of the said properties and also in view of the free sale FSI as mentioned in the Revised LOI dated 30th August, 2024, the parties have agreed to apportion and/or distribute all the Premises together with car parking spaces to be constructed in the Free Sale Building/s and/or composite building having free sale premises to be constructed on the said Properties and the details of the total area of the constructed premises alongwith the car parking spaces coming to the share of the respective owners is shown in the Statement hereto and marked as **Annexure 5-A** hereto, whilst the remaining area shall belong to the Developers. Further, the premises coming to the share of the respective Owners is also more particularly shown on the copies of the sanctioned floor plans as duly certified by the Project Architect and are hereto annexed and marked as **Annexure- 5-B Collectively.**

7. It is expressly declared by the parties that the distribution of the constructed area is on the basis of the free sale FSI as mentioned in the Revised LOI dated 30th August, 2024 and thereafter any modification or increased in FSI and the Developers expressly confirms the same unto and in favour of the Owner No.1, Owner No.2 and Owner No.3 respectively.

8. It is expressly agreed by and between the parties that each of the Owners will be the absolute owner of their respective constructed Premises and the Car Parking Spaces as mentioned in the statement **at Annexure 5A** and also any additional constructed premises and car parking spaces as per clause 5 herein above and shall further be fully entitled to deal with and dispose off the same as the Owners may deem fit and proper and shall also be entitled to create lien, charge, mortgage in respect of their respective constructed premises and car parking spaces as herein mentioned and none of the other parties hereto shall be entitled to raise any objection to the same on any account whatsoever.

9. Save and except to the extent hereinabove mentioned, all other terms of the Memorandum of Understanding dated 2nd January, 2019 shall continue to be binding on all the parties hereto.

10. This MOU shall be read in conjunction with and/or shall supplement the Memorandum of Understanding dated 2nd January, 2019 at all times hereafter.

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11. In view of the aforesaid and as specifically agreed by and between the parties hereto that the Developers shall obtain the Supplementary Title Certificate whereby incorporating the said Memorandum of Understanding dated 2nd January, 2019 and this MOU and accordingly the earlier title certificate dated 2nd December, 2023 issued by Tejas Shah, Advocate in respect of the said Property shall be modified and shall also get the same notified on RERA site reflecting the Owners' rights in the constructed Premises as well as in the said Property.

THE FIRST SCHEDULE HEREUNDER WRITTEN:

All that piece and parcel of land with the structures/chawls standing thereon situate lying and being at Subhash Road, Jogeshwari (East), Mumbai-400 060, bearing Survey No.3 (1), Survey No.3 (2) Part, Survey No.6-1A and Survey No.6-1B and correspondent C.T.S. Nos.45 and 48, 48/1 to 37 of Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Suburban District and admeasuring 14854 sq. yards i.e. equivalent to 12420 sq. meters or thereabouts and 1500 sq. yards i.e. equivalent to 1254 sq. meters in favour of Kamlashankar Ramkunjan Shukla out of the total land admeasuring 17354 sq. yards but as per the property card the area is 12928.3 sq. meters or thereabouts and the said larger property is shown the red colour boundary lines on the plan annexed hereto and marked as **Annexure-1.**

THE SECOND SCHEDULE HEREUNDER WRITTEN:

A portion of the land together with the structure standing thereon admeasuring 1500 sq. yards equivalent to 1254 sq. meters forming part of the larger property as described in the First Schedule hereunder written and shown the **Blue colour** hatch lines on the plan annexed hereto and marked as **Annexure-1.**

THE THIRD SCHEDULE HEREUNDER WRITTEN:

A portion of the land together with the structure standing thereon admeasuring 1475 sq. meters forming part of the larger property as described in the First Schedule hereunder written and shown the as shown the **Yellow colour hatch lines** on the plan annexed hereto and marked as **Annexure-1.**

THE FOURTH SCHEDULE HEREUNDER WRITTEN:

A land together with the structure standing thereon admeasuring 10,787.150 sq. meters (this area is availed as per the property card the area i.e. 13516.5 sq. meters less 1254 sq. meters and less 1475 sq. meters) or thereabouts and forming part of the said larger property as described in the First Schedule hereunder written.

THE FIFTH SCHEDULE HEREUNDER WRITTEN:

The 1/5th undivided share, right, title and interest in the said property more particularly described in the Fourth Schedule hereunder written and the development right in respect of 1st Portion of the said larger Property more particularly described in the Second Schedule hereunder written.

THE SIXTH SCHEDULE HEREUNDER WRITTEN:

The 1/5th undivided share, right, title and interest in the said property more particularly described in the Fourth Schedule hereunder written

THE SEVENTH SCHEDULE HEREUNDER WRITTEN:

All that piece and parcel of land with the structures/chawls standing thereon situate lying and being at Subhash Road, Jogeshwari (East), Mumbai-400 060, bearing Survey No.6-1A,6-1B, 6(5), 3(1) (pt) and 3(2) (pt) corresponding to CTS. No.45 and 48, 48/1 to 37 of Village Majas, Taluka South Salsette or Taluka Andheri, Bombay Suburban District and admeasuring 13516.5 sq. meters and the Property is shown the **Red hatch lines colour boundary** lines on the plan annexed hereto and marked as **Annexure-1.**

IN WITNESS WHEREOF the parties hereto have hereunto and on the duplicate hereof set and subscribed their respective hands on the day and year first hereinabove written.

SIGNED AND DELIVERED by the withinnamed)

the **OWNER No.1**

GAURISHANKAR AMARNATH TIWARI)

in the presence of.....)



SIGNED AND DELIVERED by the withinnamed)

the **OWNER No.2**

BABA SINGH DASHRATH SINGH)

Through his constituted attorney)

KARAN BABA SINGH)

in the presence of.....)



SIGNED AND DELIVERED by the withinnamed)

the **OWNER No.3**

(3) (a) SUSHMA P. PATIL wife **of BABAN**)

SADANAND PUJARI alias PANDURANG)

SADANAND PATIL)





3 (b) DINESH PANDURANG PATIL son of)

BABAN SADANAND PUJARI alias)

PANDURANG SADANAND PATIL)





3(c) YOGESH PANDURANG PATIL son of)

BABAN SADANAND PUJARI alias)

PANDURANG SADANAND PATIL)





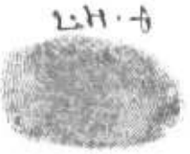
3(d) MANISHA BALKRISHNA MOKAL)

daughter of BABAN SADANAND PUJARI)

alias PANDURANG SADANAND PATIL)

in the presence of.....)





SIGNED AND DELIVERED by the withinnamed)

The **DEVELOPERS**

M/s. GYAN SP LLP

through its designated authorized partner)

GYANPRAKASH KAMLASHANKAR SHUKLA)





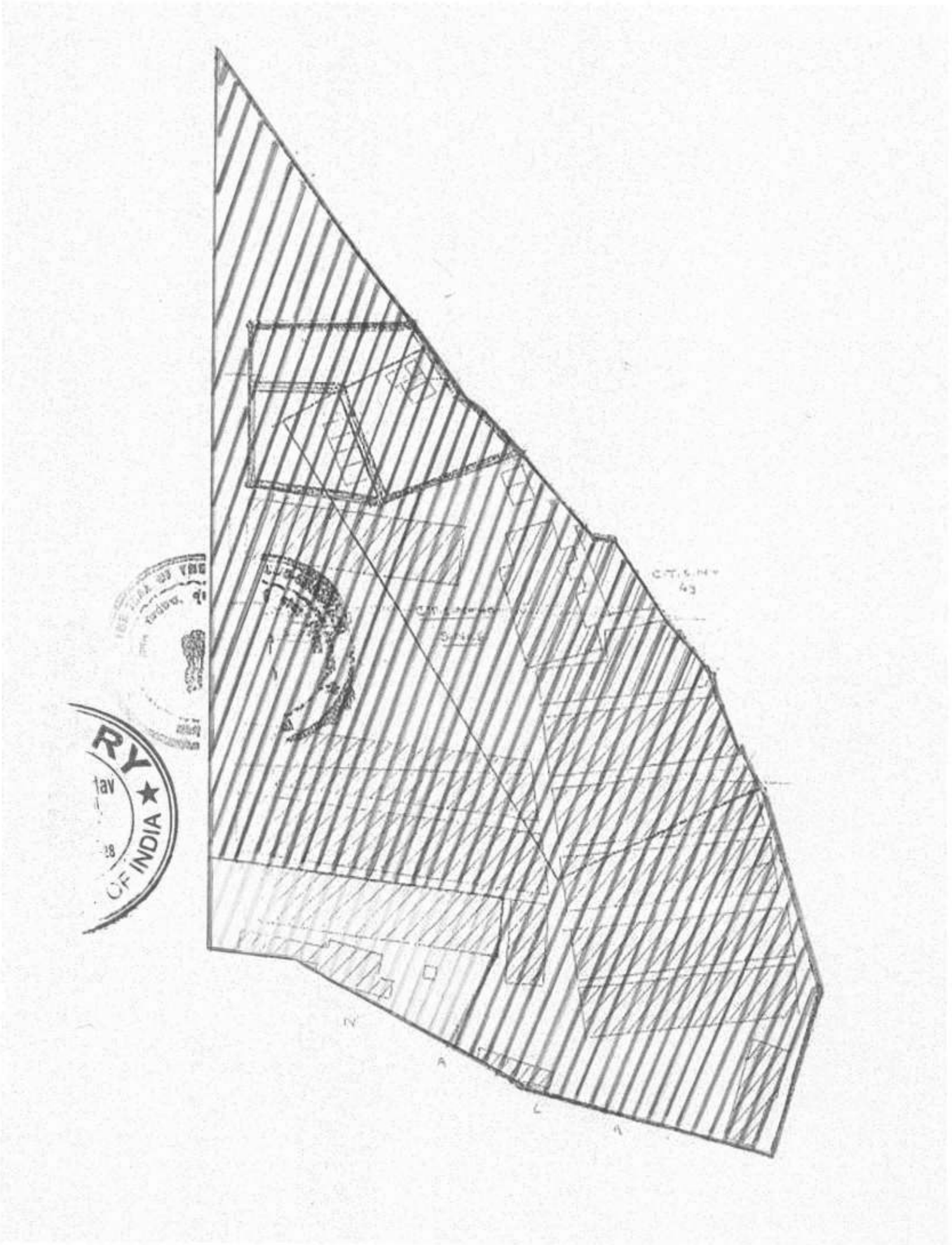
in the presence of.....

BEFORE ME

28.06.2025

RAM PHER YADAV
NOTARY GR. MUMBAI (GOVT OF INDIA)
Bandrekar Wadi, Mahadev Hande Chawl
Jogeshwari (E), Mumbai-400 060
Mob.:98332 74901

ANNEXURE - 1



LAY OUT 2/2

NON SLUM PLOT AREA CALCULATION

SLUM PLOT AREA CALCULATION

PLOT AREA CALCULATION

PLOTS	PLOT AREA [IN SQ.MT.]	REMARK
SUB PLOT - 'A'	3958.29	SARAM BLDG. 1, 2 & LAVE BLDG.
SUB PLOT - 'B'	2721.29	TOTAL MC WIDE MUNICIPAL ROAD(T) ROAD
SUB PLOT - 'C'	1885.70	AMENITY OPEN SPACE
SUB PLOT - 'D'	2458.23	SALE BUILDING
SUB PLOT - 'E'	1542.89	18.30 MT. WIDE PROPOSED D.P. ROAD (EAST)
SUB PLOT - 'F'	2662.04	18.30 MT. WIDE PROPOSED D.P. ROAD (WEST)
TOTAL	15226.26	AREA CONSIDERED FOR THE F.S.I. IS SHOWN UNDER REFERENCE

PLOT AREA CALCULATION

SUB PLOT - A								
1	20.04	x	18.46	x	0.5	=	369.93	Sq.mtrs.
2	20.05	x	1.08	x	0.5	=	10.82	Sq.mtrs.
3	14.37	x	13.72	x	0.5	=	197.23	Sq.mtrs.
4	20.05	x	1.08	x	0.5	=	10.82	Sq.mtrs.
5	20.05	x	18.46	x	0.5	=	369.93	Sq.mtrs.
6	18.30	x	9.65	x	0.5	=	176.72	Sq.mtrs.
7	20.05	x	1.08	x	0.5	=	10.82	Sq.mtrs.
8	10.30	x	4.70	x	0.5	=	24.20	Sq.mtrs.
TOTAL AREA							2949.26	Sq.mtrs.
SUB PLOT - B								
10	23.50	x	1.84	x	0.5	=	21.64	Sq.mtrs.
11	9.65	x	1.84	x	0.5	=	8.88	Sq.mtrs.
12	7.10	x	1.84	x	0.5	=	6.53	Sq.mtrs.
13	6.47	x	1.84	x	0.5	=	5.95	Sq.mtrs.
14	7.10	x	1.84	x	0.5	=	6.53	Sq.mtrs.
15	13.72	x	1.84	x	0.5	=	12.62	Sq.mtrs.
16	20.05	x	1.84	x	0.5	=	18.45	Sq.mtrs.
TOTAL AREA							730.18	Sq.mtrs.
SUB PLOT - C								
17	21.50	x	13.72	x	0.5	=	295.07	Sq.mtrs.
18	2.84	x	14.05	x	0.5	=	39.94	Sq.mtrs.
TOTAL AREA							420.76	Sq.mtrs.
SUB PLOT - E								
19	20.05	x	6.23	x	0.5	=	124.70	Sq.mtrs.
20	20.05	x	6.23	x	0.5	=	124.70	Sq.mtrs.
21	20.05	x	6.23	x	0.5	=	124.70	Sq.mtrs.
22	19.82	x	6.23	x	0.5	=	123.32	Sq.mtrs.
23	20.01	x	3.75	x	0.5	=	75.04	Sq.mtrs.
24	20.01	x	4.00	x	0.5	=	80.04	Sq.mtrs.
25	19.82	x	6.23	x	0.5	=	123.32	Sq.mtrs.
26	19.82	x	6.23	x	0.5	=	123.32	Sq.mtrs.
27	21.63	x	6.23	x	0.5	=	134.73	Sq.mtrs.
TOTAL AREA							2486.13	Sq.mtrs.
2400.13 + 86.90 = 2486.23 SQ.MT.								
TOTAL AREA							2486.23	Sq.mtrs.
SUB PLOT - D								
28	19.82	x	12.68	x	0.5	=	125.73	Sq.mtrs.
29	20.05	x	6.66	x	0.5	=	66.68	Sq.mtrs.
30	20.01	x	13.68	x	0.5	=	273.72	Sq.mtrs.
31	20.01	x	11.00	x	0.5	=	110.05	Sq.mtrs.
32	21.64	x	6.66	x	0.5	=	72.04	Sq.mtrs.
33	20.05	x	6.66	x	0.5	=	66.68	Sq.mtrs.
34	19.82	x	12.68	x	0.5	=	125.73	Sq.mtrs.
35	20.05	x	6.66	x	0.5	=	66.68	Sq.mtrs.
36	20.05	x	7.00	x	0.5	=	70.03	Sq.mtrs.
37	21.63	x	6.66	x	0.5	=	72.01	Sq.mtrs.
TOTAL AREA							1043.89	Sq.mtrs.
SUB PLOT - F								
38	23.44	x	13.68	x	0.5	=	160.28	Sq.mtrs.
39	19.71	x	11.72	x	0.5	=	115.24	Sq.mtrs.
40	7.61	x	4.45	x	0.5	=	16.92	Sq.mtrs.
41	14.46	x	3.45	x	0.5	=	24.91	Sq.mtrs.
42	9.10	x	3.45	x	0.5	=	15.70	Sq.mtrs.
43	21.52	x	3.75	x	0.5	=	40.35	Sq.mtrs.
44	20.01	x	3.75	x	0.5	=	37.52	Sq.mtrs.
45	21.63	x	3.75	x	0.5	=	40.56	Sq.mtrs.
46	24.04	x	12.68	x	0.5	=	152.32	Sq.mtrs.
47	20.05	x	3.75	x	0.5	=	37.59	Sq.mtrs.
TOTAL AREA							3319.14	Sq.mtrs.
TOTAL PLOT AREA							12941.39	Sq.mtrs.

This cancels/supersedes the Previous Plans sanctioned under no. R/SR-//////////////

Dated the 7/12/2023

Approved Subject to the condition mentioned in this office permission Letter No. R/SR-//////////////

Dated 29 APR 2024

Chief Executive Officer
Slum Rehabilitation Authority
Brihanmumbai

PROPOSED

CONTENTS OF SHEET

PLOT AREA DIAGRAM & CALCULATION

SIGNATURE OF APPROVING OFFICER

SIGNATURE OF DATE OF RECEIPT OF PLANS

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED LAYOUT UNDER S.R. SCHEME ON PLOT BEARING C.T.S. NO. 45 (pt) AND 46, 46/1 TO 37, VILLAGE MAJAS - 1 TALUKA ANDHERI, AT SANGHARKAR WADI, JOGESHWARI (EAST), MUMBAI. 400060.

FOR- VIJAY NAGAR RAHIVASI VIKAS SAMITI SRA CHS (PROP.)

NAME OF DEVELOPER

M/s. GYAN S P. DEVELOPERS L.L.P.
1, 10 - s SHIRIA BHAVAN, MUMBADEVI ROAD, TARDEO, MUMBAI- 400 003

NAME OF DESIGN ARCHITECT

Sanjay Puri Architects
29 Parsoee Studio Lane,Off Dr E Moses Road Mahalaxmi Mumbai-400011
Tel: 91-22-66662111 / 35130054 / 35139639

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architectural CONCEPT
802 , Skyline Wealth Space, C -2 , Wing , Premier Road , Vidyavihar (West) , Mumbai - 400 086.
Tel. : 2510 0465 , 2510 3561
Email : archiconcept07@yahoo.co.in

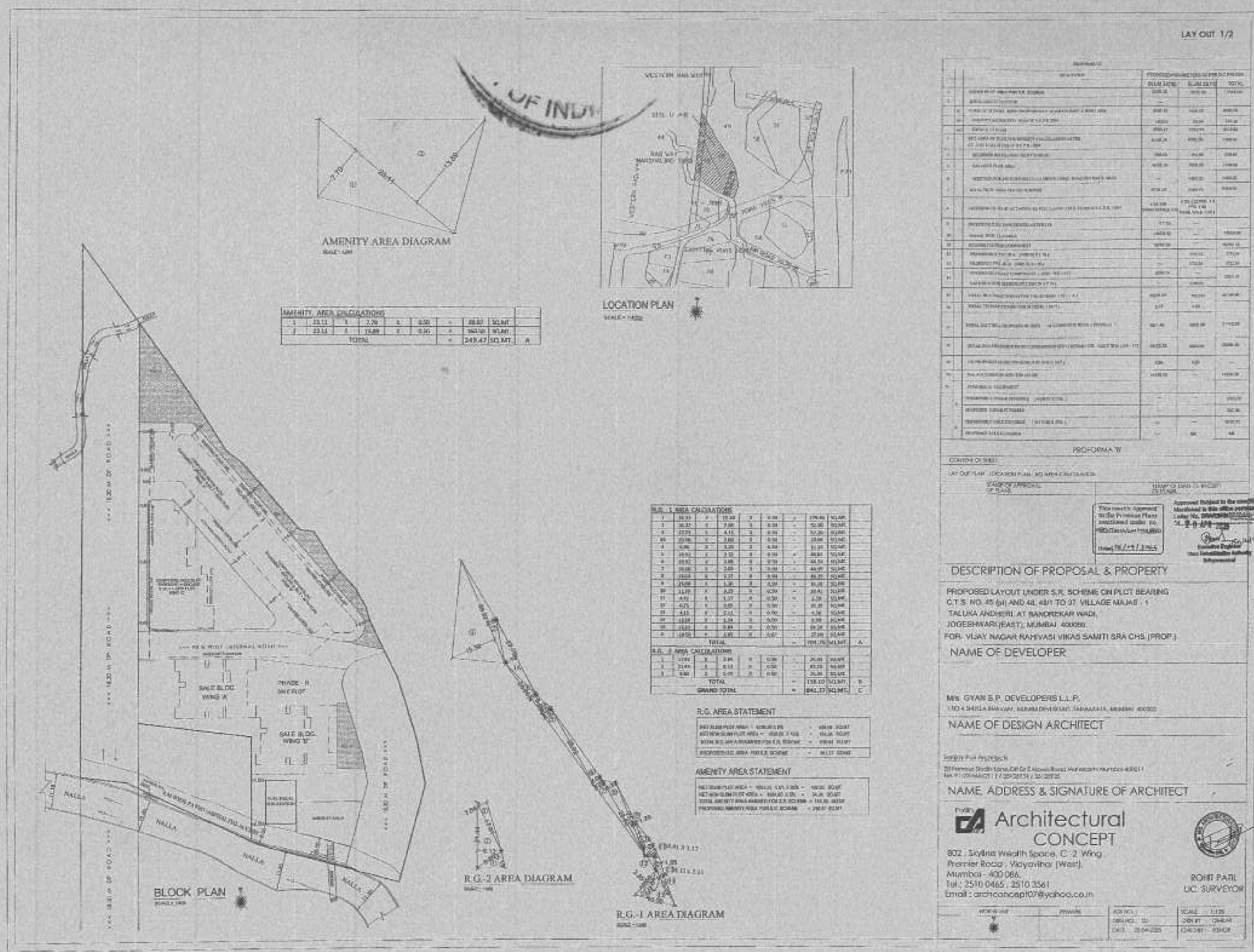
ROHIT PATIL
LIC. SURVEYOR

PLOT AREA AREA LINE DIAGRAM
(AS PER DP 2034 Remarks)
SCALE : 1:500

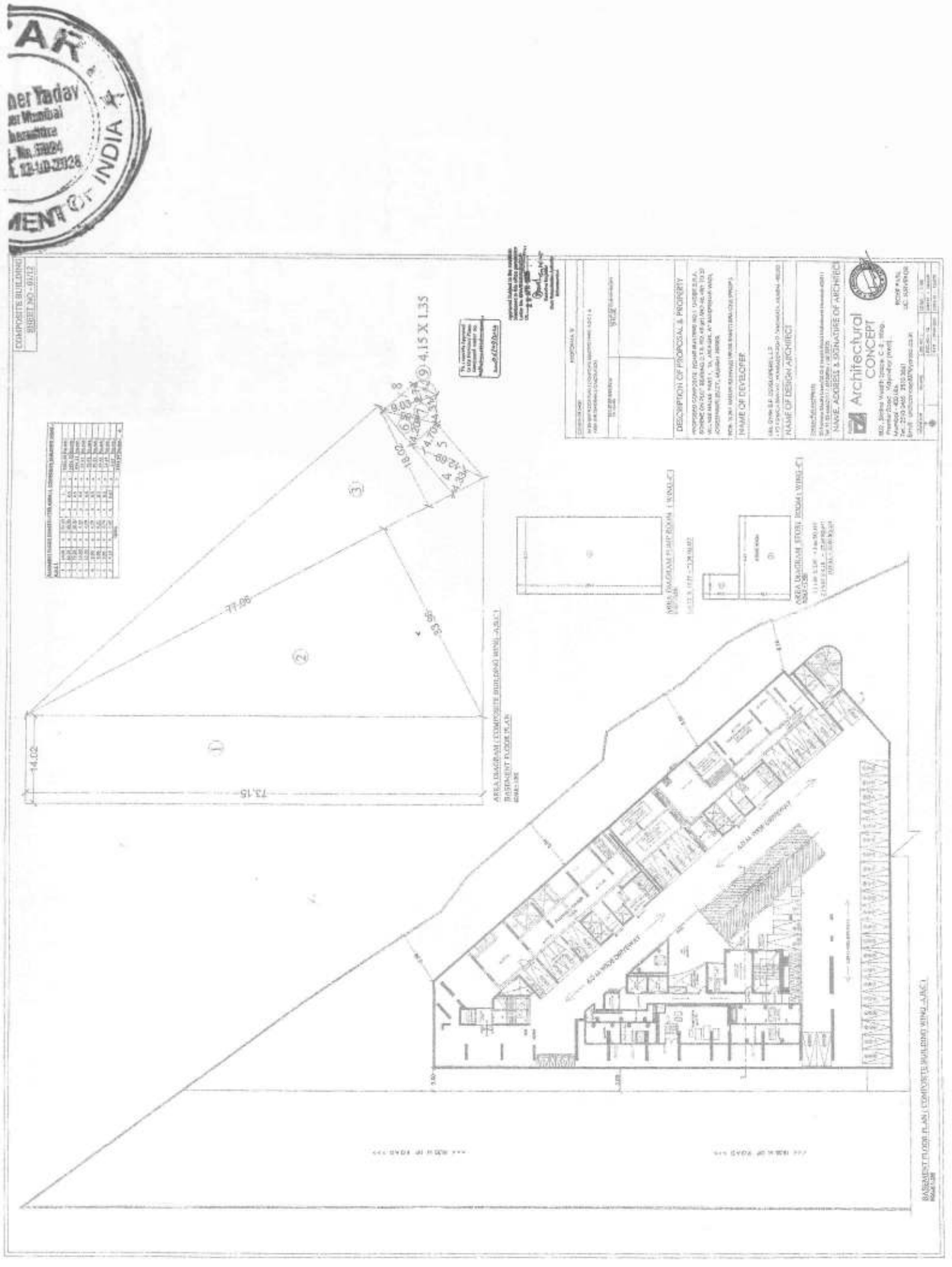
SLUM AND NON-SLUM BOUNDARY
SCALE : 1:500

PLOT AREA AREA LINE DIAGRAM
(AS PER PROPOSED LAYOUT)
SCALE : 1:500

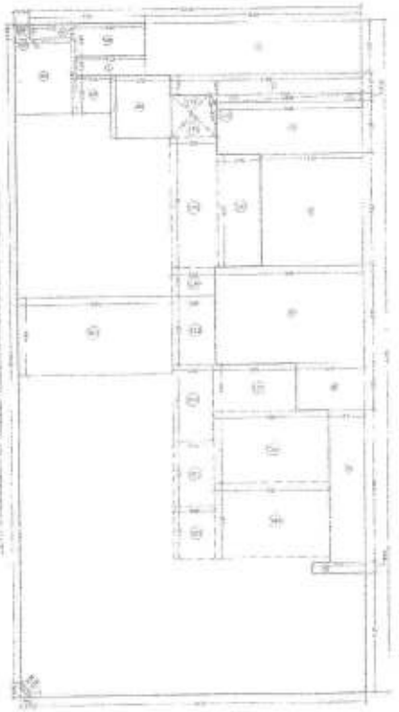
ANNEXURE - 2


LAY OUT 1/2
AMENITY AREA DIAGRAM
LOCATION PLAN
AMENITY AREA CALCULATIONS
TOTAL
249.47 SQ.MT.
R.G. 1 AREA CALCULATIONS
R.G. 2 AREA CALCULATIONS
GRAND TOTAL
R.G. AREA STATEMENT
AMENITY AREA STATEMENT
SALE BLDG. WING 'A'
PHASE - II SALE PLOT
SALE BLDG. WING 'B'
NALLA
BLOCK PLAN
R.G.-2 AREA DIAGRAM
R.G.-1 AREA DIAGRAM
PROFORMA 'B'
DESCRIPTION OF PROPOSAL & PROPERTY
PROPOSED LAYOUT UNDER S.R. SCHEME ON PLOT BEARING
C.T.S. NO. 45 (pt) AND 48, 43/1 TO 37 VILLAGE MAJAS - 1
TALUKA ANDHERI, AT BANDREKAR WADI,
JOGESHWARI (EAST), MUMBAI 400060.
FOR:- VIJAY NAGAR RAHIVASI VIKAS SAMITI SRA CHS (PROP.)
NAME OF DEVELOPER
M/s. GYAN S.P. DEVELOPERS L.L.P.
NAME OF DESIGN ARCHITECT
NAME, ADDRESS & SIGNATURE OF ARCHITECT
Architectural CONCEPT
802, Skyline Wealth Space, C-2 Wing,
Premier Road, Vidyavihar (West),
Mumbai - 400 086.
Tel.: 2510 0465, 2510 3561
Email : archconcept07@yahoo.co.in
ROHIT PATIL
LIC. SURVEYOR

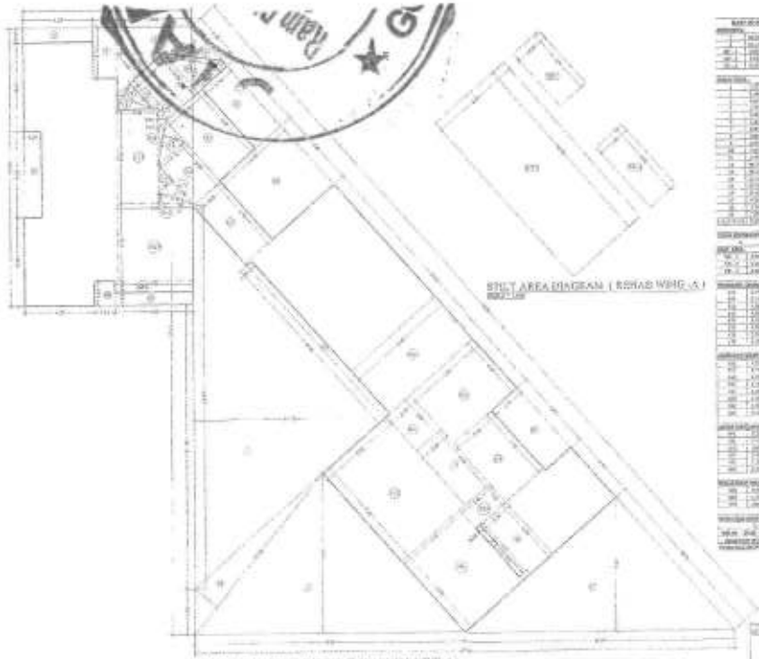
ANNEXURE - 3


COMPOSITE BUILDING
SHEET NO - 01/12
DESCRIPTION OF PROPOSAL & PROPERTY
NAME OF DEVELOPER
NAME OF DESIGN ARCHITECT
Architectural CONCEPT
AREA DIAGRAM (COMPOSITE BUILDING WING-A&C)
BASEMENT FLOOR PLAN
AREA DIAGRAM (P-1 SHIP ROOM)
AREA DIAGRAM (P3 STORY BUILDING WING-E)
BASEMENT FLOOR PLAN (COMPOSITE BUILDING WING-A,B&C)
77.06
55.66
14.02
73.15
4.15 X 1.35





AREA DIAGRAM GROUND FLOOR PLAN (WING -C)



AREA DIAGRAM GROUND FLOOR PLAN (REHAB WING -A)

STILT AREA DIAGRAM (REHAB WING -A)



REHAB COMM. AREA STATEMENT



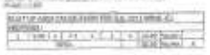




STILT AREA DIAGRAM (SALE WING -C)



AREA DIAGRAM (S.G.D.E.T.I WING -C)



AREA DIAGRAM GROUND FLOOR PLAN (REHAB WING -B)

AREA DIAGRAM (U.H.V.C. BOOM) WING -C)



DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

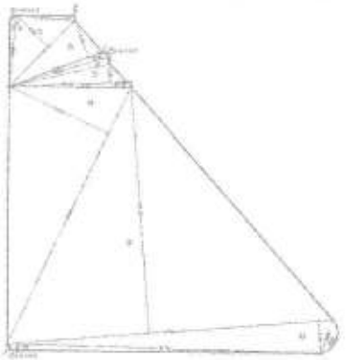
NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

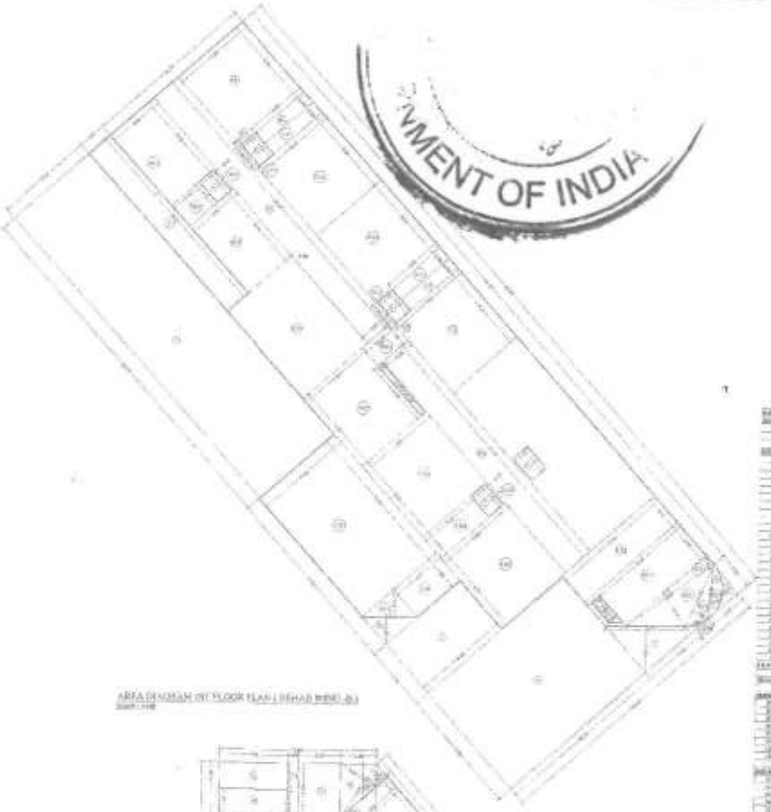
Architectural CONCEPT

GROUND FLOOR PLAN (COMPOSITE BUILDING WING -A,B,C)

COMPOSITE BUILDING
SHEET NO - 01/12



AREA DIAGRAM (VIEW IN) (ST TO REQ FLOOR PLAN (WING A))



AREA DIAGRAM (ST FLOOR PLAN (REHAB WING -B))











1ST SALE POCKET-B (ST PROPOSED FLOOR PLAN

AREA DIAGRAM (ST FLOOR PLAN (REHAB WING -B))

DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

NAME OF DESIGN ARCHITECT

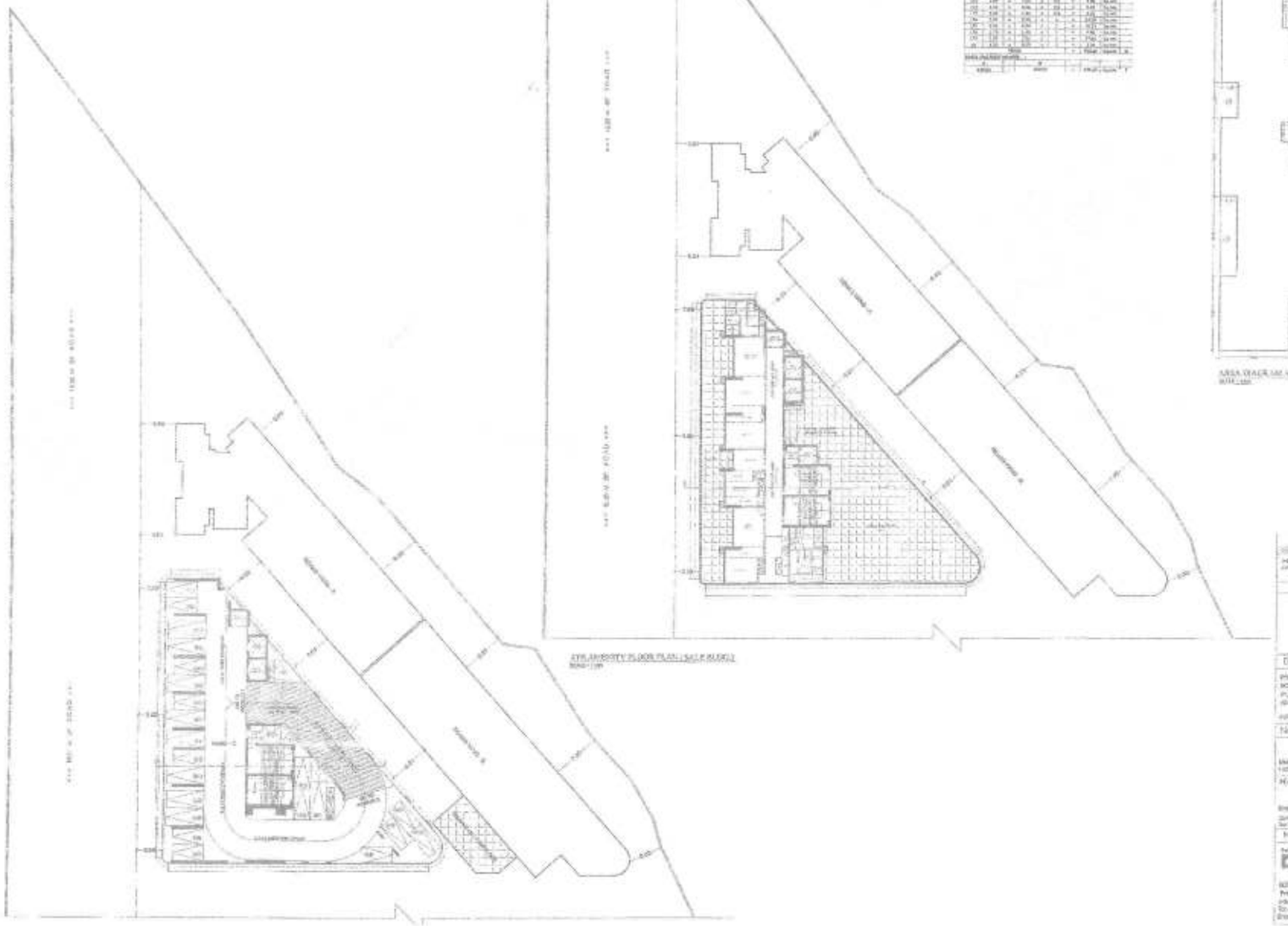
NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architectural CONCEPT

COMPOSITE BUILDING
SHEET NO : 04/12







DESCRIPTION OF PROPOSAL & PROPHED

NAME OF DEVELOPER

NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architectural CONCEPT

COMPOSITE BUILDING
SHEET NO.



2ND TO 6TH ,8TH TO 13TH,15TH TO 20TH , 22ND TO 26TH , 28TH TO 33TH FLOOR
TYPICAL FLOOR PLAN (REHAB WING - B)



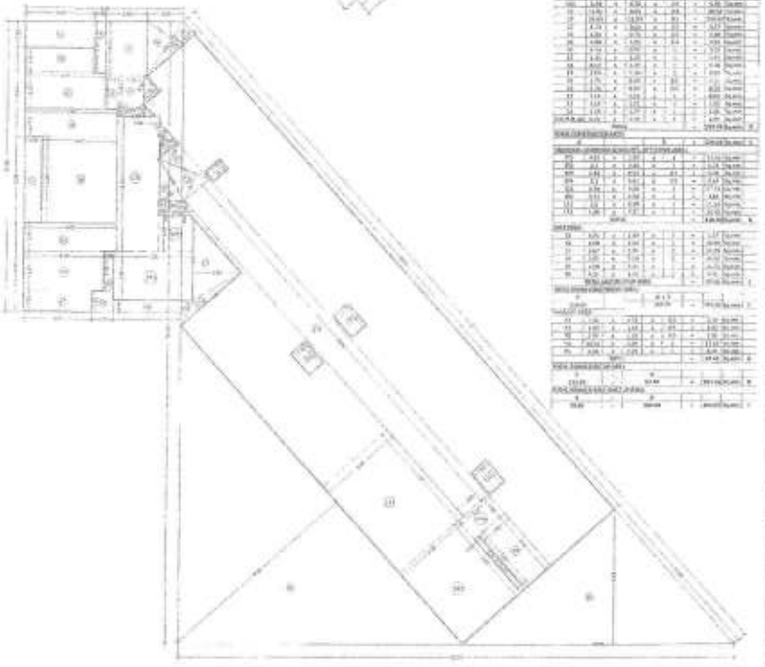
AREA DIAGRAM 2ND TO 6TH ,8TH TO 13TH,15TH TO 20TH , 22ND TO 26TH , 28TH TO 33TH FLOOR
TYPICAL FLOOR PLAN (REHAB WING - B)



AREA DIAGRAM PART TERRACE 2ND FLOOR
(REHAB WING - B)



2ND TO 4TH ,6TH TO 13TH,15TH TO 24TH,26TH TO 27TH ,29TH TO 33TH FLOOR
TYPICAL FLOOR PLAN (REHAB WING - A)



AREA DIAGRAM 2ND TO 4TH ,6TH TO 13TH,15TH TO 24TH , 26TH TO 27TH,29TH TO 33TH FLOOR
TYPICAL FLOOR PLAN (REHAB WING - A)

DESCRIPTION OF PROPOSAL & PROPERTY

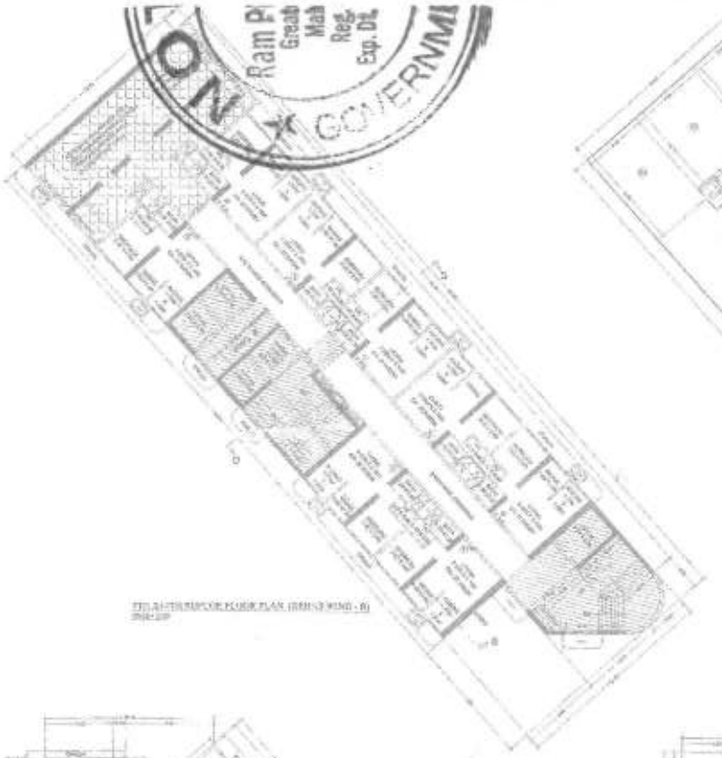
NAME OF DEVELOPERS

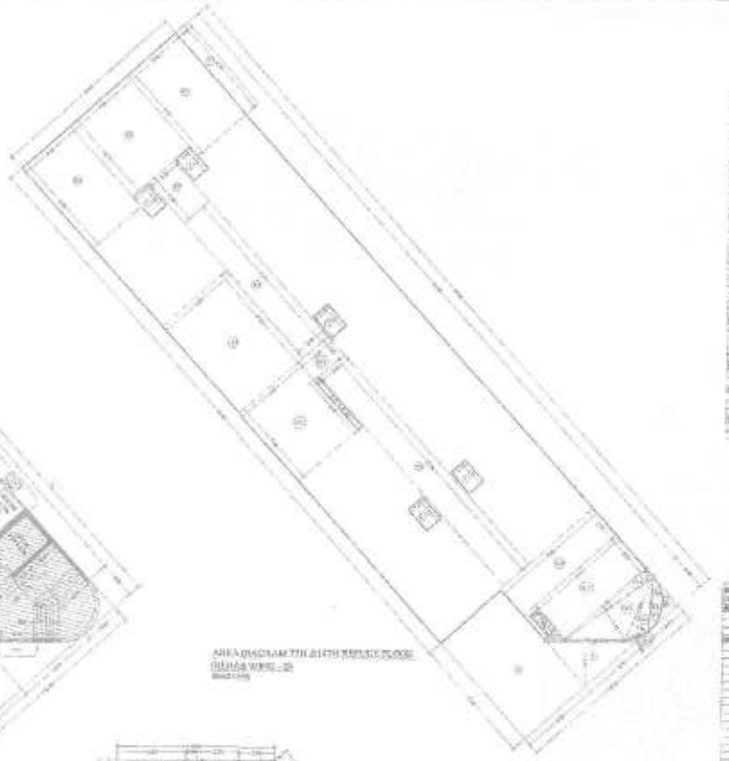
NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

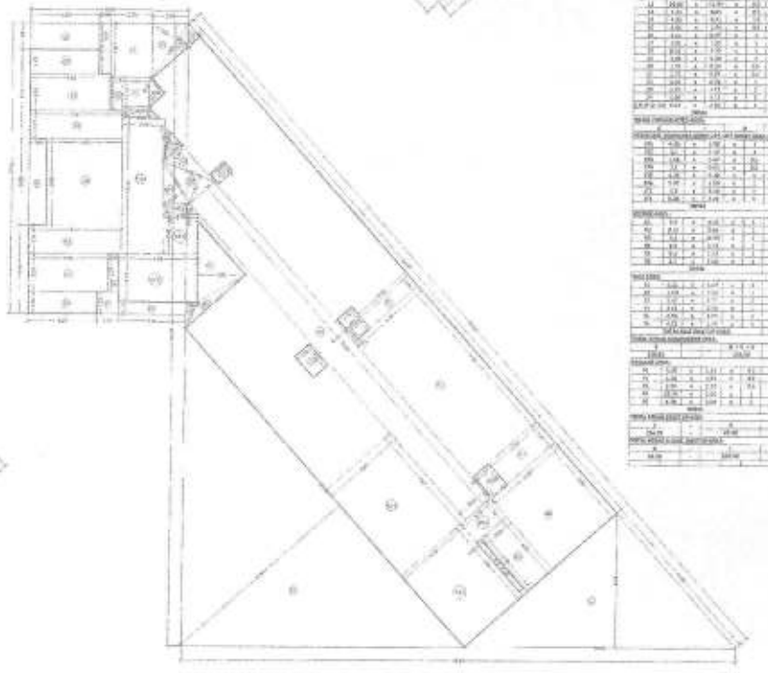
Architectural CONCEPT

COMPOSITE BUILDING
SHEET NO - 06/12





















DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

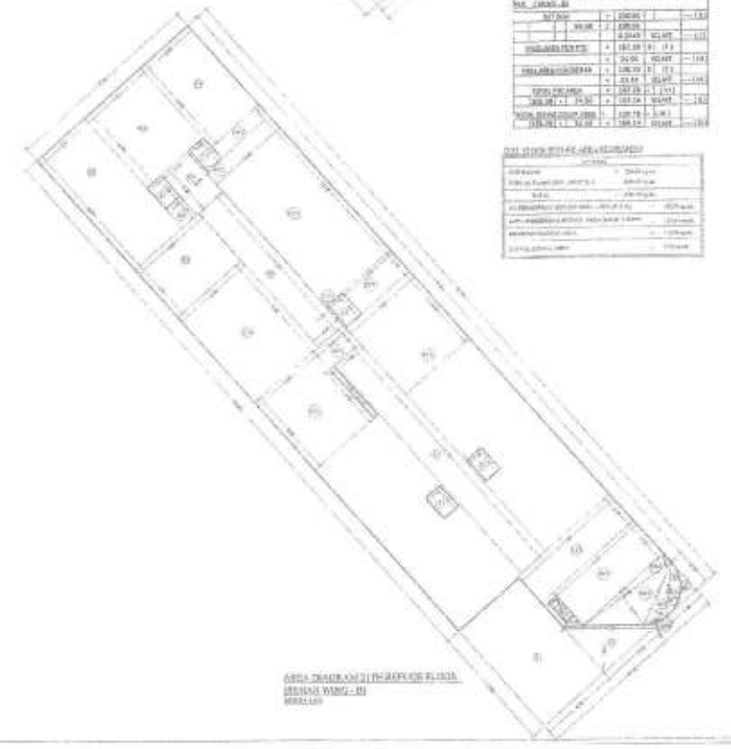
Architectural CONCEPT

COMPOSITE BUILDING
SHEET NO. 1 OF 1





















DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architectural CONCEPT

VISHU NAIR
LIC. SURVEYOR

PARKING STATEMENT REHAB (WING -A&B)

A) REHAB PARKING

B) SALE PARKING

TOTAL A + B

REHAB BLDG PROPOSED PARKING STATEMENT

FLOOR	SMALL PARKING	BIG PARKING	TOTAL	SCOOTER
BASEMENT	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	[illegible]

TABLE SHOWING BUILT UP AREA OF REHAB BLDG. (WING -A)

TENEMENT STATEMENT REHAB (WING -A)

TENEMENT STATEMENT REHAB (WING -A & B)

TENEMENT STATEMENT REHAB (WING -B)

TABLE SHOWING BUILT UP AREA OF REHAB BLDG. (WING -A & B)



20TH REFUGE FLOOR PLAN (REHAB WING - B)



AREA DIAGRAM 20TH REFUGE FLOOR (REHAB WING - B)

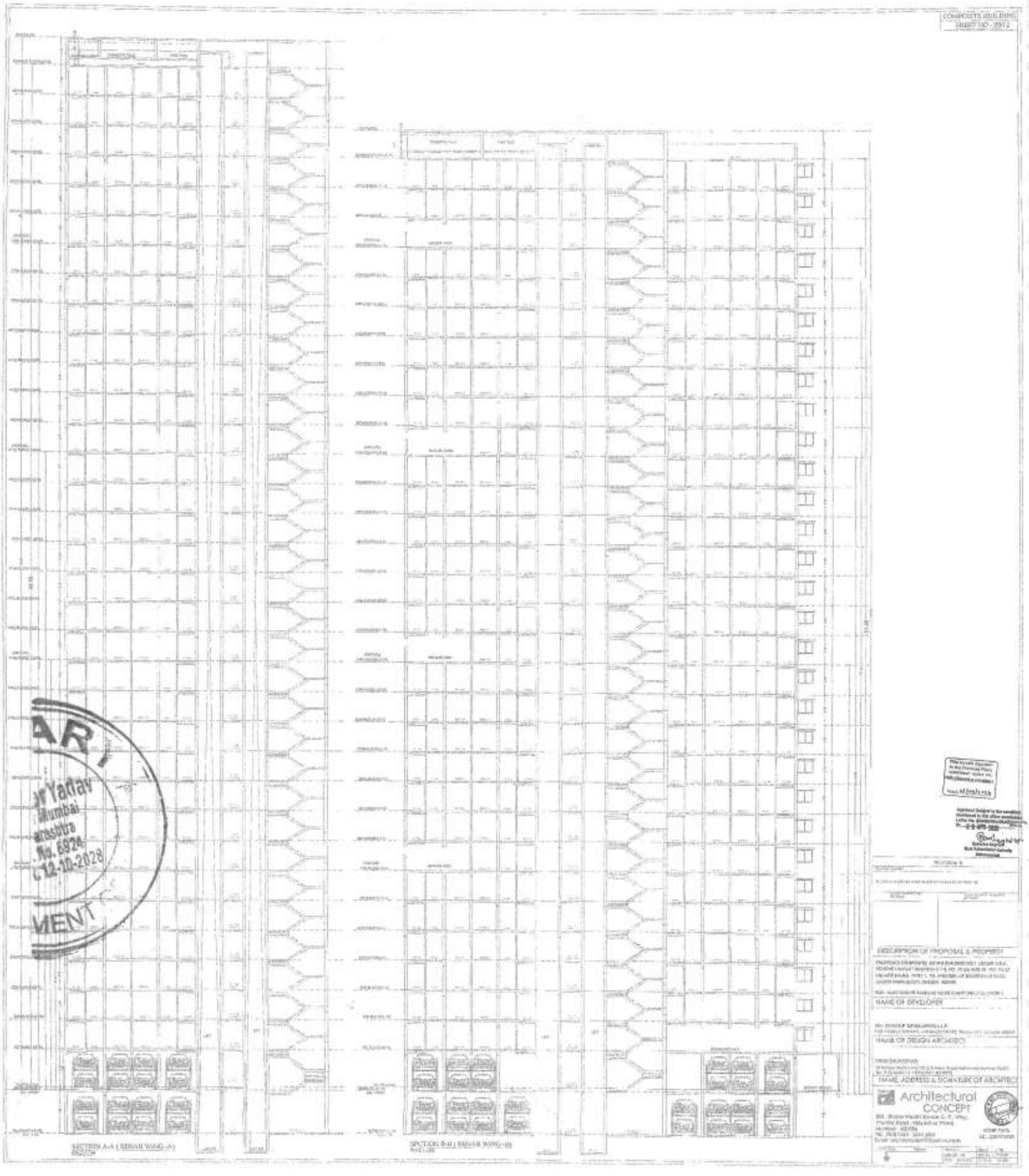
DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architectural CONCEPT


COMPOSITE BUILDING
SECTION A-A (REHAB WING-A)
SECTION B-B (REHAB WING-B)
Architectural
CONCEPT
DESCRIPTION OF PROPOSAL & PROPERTY
NAME OF DEVELOPER
NAME OF DESIGN ARCHITECT
NAME, ADDRESS & SIGNATURE OF ARCHITECT

COMPOSITE BUILDING
SHEET NO - 10(1)



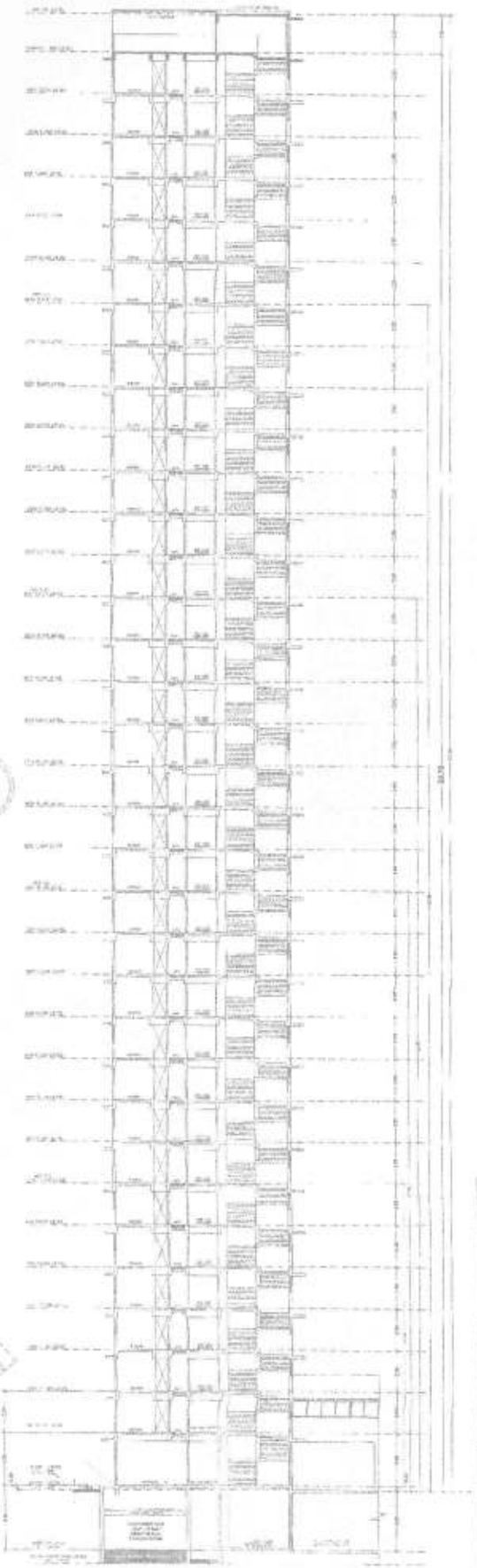
TYPICAL SCHEMATIC SECTION FOR O.H.T.



TERRACE FLOOR PLAN (REPAIR WING - B)



TERRACE FLOOR PLAN (REPAIR WING - A)



SECTION X-X REPAIR BLOCK (WING-B)



DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

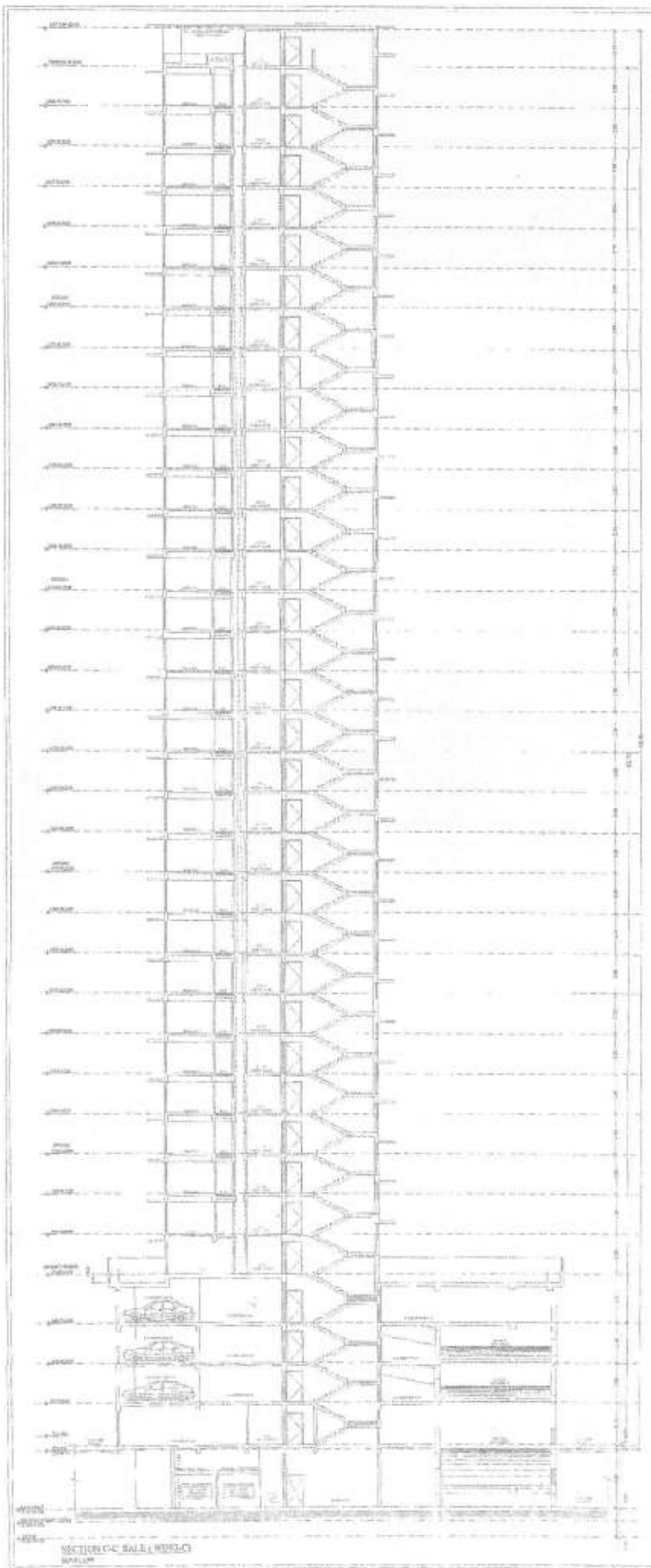
Architectural CONCEPT

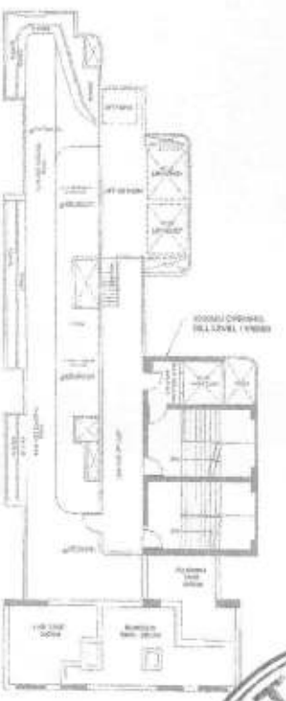
PARKING STATEMENT SALE I WING (2)

Architectural CONCEPT

COMPOSITE BUILDING

COMPOSITE BUILDING
WEST NO. 1 & 2





TERRACE FLOOR PLAN

NOTARY

DESCRIPTION OF PROPOSAL & PROPERTY

NAME OF DEVELOPER

NAME OF DESIGN ARCHITECT

NAME, ADDRESS & SIGNATURE OF ARCHITECT

Architectural CONCEPT

ANNEXURE 4

C.T.S.NO. 45 (pt.), 48, 48/1 TO 37, VILLAGE MAJAS-I, BANDRE(KAR)WADI, VIJAY NAGAR, JOGESHWARI (EAST)

[I] LANDY PLOT AREA BIFURCATION

1	TOTAL LAND AREA	12,041.50	SQ.MTR.	REMARKS AS PER THE SAID SANCTIONED LOI
2	KAMLASHANKAR SHUKLA'S PRSONAL LAND AREA	1,254.00	SQ.MTR.	1st PORTION OF THE SAID LARGER PROPERTY
3	BALANCE LAND AREA JOINTLY OWNED BY ALL CO-OWNERS = (1) - (2)	10,787.50	SQ.MTR.	3rd PORTION OF THE SAID LARGER PROPERTY AFTER ADDING THE SAID ADDITIONAL AREA
4	NO. OF SELF LAND OWNER	1.00	NO.	KAMLASHANKAR RAMKUNJAN SHUKLA
5	TOTAL NO. OF CO-OWNERS OF THE LAND	5.00	NO.	KAMLASHANKAR R SHUKLA, GYANPRAKASH K SHUKLA & OWNERS NO. 1, 2 & 3
6	TOTAL LAND / PLOT AREA OF EACH CO- OWNER = (12041.50 - 1254.00) = (10787.50 / 5)	2,157.50	SQ.MTR.	
7	SHUKLA FAMILY SELF TOTAL LAND AREA = (2157.50 + 2157.50 + 1254.00)	5,569.00	SQ.MTR.	KAMLASHANKAR RAMKUNJAN SHUKLA & GYANPRAKASH K SHUKLA'S COMBINED HOLDING
8	KAMLASHANKAR R SHUKLA'S PERSONAL LAND AREA SHARE	10.4	%	
9	EACH CO-OWNER'S LAND AREA SHARE ON TOTAL LAND/PLOT IN (%) = (2157.50 / 12041) x 100	17.92	%	

[II] (%) SHARE OF OWNERS NO. 1,2 & 3 IN SALEABLE COMPONENT IN PROPOSED DEVELOPMENT

1	AS PER MOU DT. 02/01/2019	19.20	%	6.4% OF EACH CO-OWNERS
2	AS PER SUPPLMENTARY MOU	17.2 (ROUNDED)	%	5.73% OF EACH CO-OWNERS

[III] TOTAL SALE BUA IN COMPOSITE BUILDING NO. 1 AS PER APPROVED PLAN

SR. NO.	COMPOSITE BUILDING	SALE COMMERCIAL	SALE RESIDENTIAL	TOTAL	UNIT	REMARK
1	REHAB WING A	168.10	2,586.54	2,754.64	SQ. MTR.	
2	REHAB WING B	138.91	20.67	159.58	SQ. MTR.	
3	SALE WING C	384.73	7,869.97	8,254.70	SQ. MTR.	
	TOTAL	691.74	10,477.18	11,168.92	SQ. MTR.	

[IV] SHARE OF OWNERS NO. 1,2 & 3 IN SALE (WING 'C') APPROVED PARKING IN BUILDING NO. 1

SR. NO.	RESIDENITAL BUILDING WING 'C'	SALE PARKING (NOS.)	17.2%			REMARK
			Parking of Owner no. 1	Parking of Owner no. 2	Parking of Owner no. 3	
1	SMALL PARKING	48	2.75	2.75	2.75	
2	BIG PARKING	27	2	2	2	
	TOTAL	75	4.75	4.75	4.75	

(A) AREA SHARE OF OWNERS NO. 1,2 & 3 IN SALE COMMERCIAL BUA IN COMPOSITE BUILDING NO. 1

SR. NO.	COMPOSITE BUILDING	SALE COMMERCIAL (SQ.MTR.)	17.2%			REMARK
			Area of Owner no. 1 (SQ.MTR.)	Area of Owner no. 2 (SQ.MTR.)	Area of Owner no. 3 (SQ.MTR.)	
1	REHAB WING A	168.10	9.63	9.63	9.63	AS PER MUTUAL UNDERSTANDING FOR FINAL ALLOTMENT SEE ANNEXURE 5
2	REHAB WING B	138.91	7.95	7.95	7.95	
3	SALE WING C	384.73	22.05	22.05	22.05	
	TOTAL	691.74	39.63	39.63	39.63	

(B) AREA SHARE OF OWNERS NO. 1,2 & 3 IN SALE RESIDENTIAL BUA IN COMPOSITE BUILDING NO. 1

SR. NO.	COMPOSITE BUILDING	SALE RESIDENTIAL (SQ.MTR.)	17.2%		
			Area of Owner no. 1 (SQ.MTR.)	Area of Owner no. 2 (SQ.MTR.)	Area of Owner no. 3 (SQ.MTR.)
1	REHAB WING A	2,586.54	148.29	148.29	148.29
2	REHAB WING B	20.67	1.19	1.19	1.19
3	SALE WING C	7,869.97	451.21	451.21	451.21
	TOTAL	10,477.18	600.69	600.69	600.69

SUMMARY FOR COMPOSITE BUILDING NO. 1 AS PER APPROVED PLAN

SR. NO.	LOCATION	BUA AREA IN SQ. MT.	BUA AREA IN SQ. FT.	RERA AREA IN SQ. FT.	REMARK
1	EACH CO-OWNER'S SHARE IN SALE COMMERCIAL AREA IN REHAB WING A	9.63 SQ. MT.	103.66 SQ. FT.	94.33 SQ. FT.	AS PER MUTUAL UNDERSTANDING FOR FINAL ALLOTMENT SEE ANNEXURE 5
2	EACH CO-OWNER'S SHARE IN SALE RESIDENTIAL AREA IN REHAB WING A	148.29 SQ. MT.	1596.19 SQ. FT.	1452.54 SQ. FT.	
3	EACH CO-OWNER'S SHARE IN SALE COMMERCIAL AREA IN REHAB WING B	7.95 SQ. MT.	85.57 SQ. FT.	77.87 SQ. FT.	
4	EACH CO-OWNER'S SHARE IN SALE COMMERCIAL AREA IN SALE WING C	22.05 SQ. MT.	237.35 SQ. FT.	215.99 SQ. FT.	
5	EACH CO-OWNER'S SHARE IN SALE RESIDENTIAL AREA IN REHAB WING B	1.19 SQ. MT.	12.81 SQ. FT.	11.66 SQ. FT.	
6	EACH CO-OWNER'S SHARE IN SALE RESIDENTIAL AREA IN SALE WING C	451.21 SQ. MT.	4856.82 SQ. FT.	4419.71 SQ. FT.	

PARKING

8	EACH CO-OWNER'S SHARE FOR PURPOSED PARKING IN BUILDING NO. 1 IN WING 'C' (SMALL PARKING)	2.75	NO.	TOTAL 14.25 NO. OF PARKINGS
9	EACH CO-OWNER'S SHARE FOR PURPOSED PARKING IN BUILDING NO. 1 (PHASE-1) IN WING 'C' (BIG PARKING)	2	NO.	

(C) AREA SHARE OF OWNERS NO. 1,2 & 3 IN BALANCE SALE BUA IN PROPOSED SALE BUILDING NO. 2

SALE BUILDING NO. 2	TOTAL AREA	17.2%			REMARK		
		Area of Owner no. 1 (SQ.MTR.)	Area of Owner no. 2 (SQ.MTR.)	Area of Owner no. 3 (SQ.MTR.)			
	14,729.3	844.48	844.48	844.48			

BUILT UP AREA STATEMENT REHAB BUILDING WING 'A' & 'B'

CONSTRUCTED BUILT-UP AREA	STAIRCASE, LIFT, LOBBY AREA	ENTRANCE LOBBY	SALE SHOP	METER ROOM	STILT AREA	PTC AREA
17667.76	3753.01	60.13	168.1	22.37	89.85	
16176.52	3557.4	67.34	138.91	47.27	111.06	3722.36
33844.28	7310.41	127.47	307.01	69.64	200.91	3722.36

AREA OF BALWADI	WELFARE CENTRE	SOCIETY OFFICE	YOGALAY	LAIBARY	COMMUNITY HALL
33.70	32.29	44.12	32.29	31.97	65.59
33.44	32.29	44.31	32.29	32.29	135.64
67.14	64.58	88.43	64.58	64.26	201.23

REFUSE AREA	REHAB PASSAGE	TOTAL REHAB COMPONENT	SALE FSI AREA (A)	REHAB AREA OF FSI PURPOSE (B)	
				RESIDENTIAL	COMMERCIAL
388.40	2226.84	10596.2		8078.48	50.92
345.13	1485.6	8166.38		6322.85	48.67
733.53	3712.44	18762.58	2917.38	14401.33	99.59

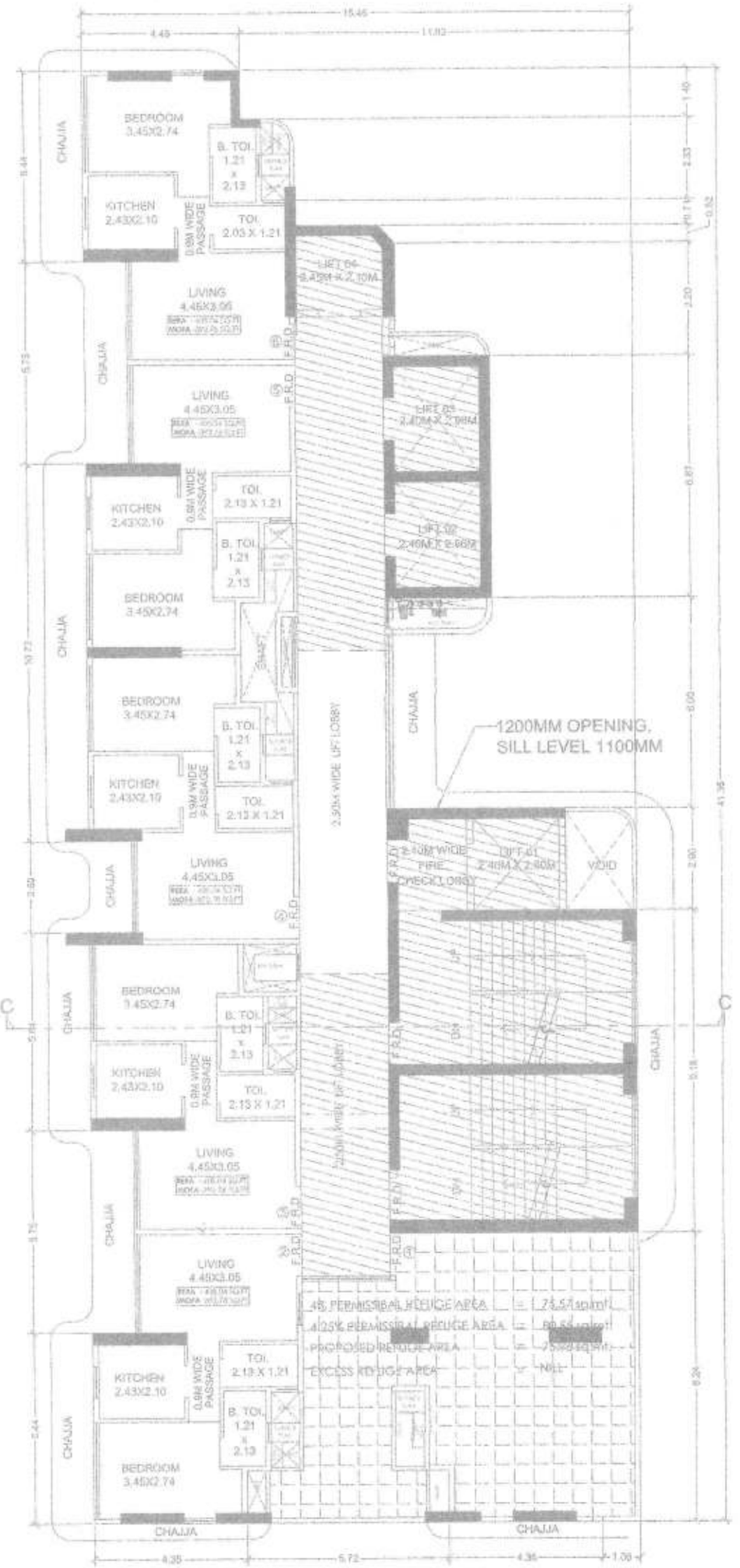
REHAB BLDG. PROPOSED PARKING - PARKING STATEMENT

FLOOR	SMALL PARKING	BIG PARKING	TOTAL	SCOOTER
BASEMENT	36	30	66	25
GROUND	2	18	20	14
TOTAL	38	48	86	

ANNEXURE 5A

CO-OWNER NAME	SR. No.	UNIT NO.	FLOOR NO.	RERA CARPET AREA	WING
OWNER NO. 1 GAURISHANKAR TIWARI	1	1201	12th	405.04 sq.ft.	C
	2	1202	12th	405.04 sq.ft.	C
	3	1203	12th	405.04 sq.ft.	C
	4	3005	30th	405.04 sq.ft.	C
	5	2802	28th	405.04 sq.ft.	C
	6	2803	28th	405.04 sq.ft.	C
	7	2804	28th	405.04 sq.ft.	C
	8	2805	28th	405.04 sq.ft.	C
	9	2806	28th	405.04 sq.ft.	C
	10	*1302	13th	381 sq.ft.	A
	11	2401	24th	381 sq.ft.	A
	12	2402	24th	381 sq.ft.	A
	13	2601	26th	381 sq.ft.	A
	14	2602	26th	381 sq.ft.	A
	15	Shop 7	Ground	23.80 sq.mtr.	A
OWNER NO. 1 PARKING	1	11	1st Sale Podium	-	C
	2	12	1st Sale Podium	-	C
	3	13	1st Sale Podium	-	C
	4	14	1st Sale Podium	-	C
	5	15	1st Sale Podium	-	C
OWNER NO. 2 BABA SINGH DASHRATH SINGH	1	1104	11th	405.04 sq.ft.	C
	2	1105	11th	405.04 sq.ft.	C
	3	1106	11th	405.04 sq.ft.	C
	4	1302	13th	405.04 sq.ft.	C
	5	1303	13th	405.04 sq.ft.	C
	6	*1305	13th	405.04 sq.ft.	C
	7	*1601	16th	405.04 sq.ft.	C
	8	1605	16th	405.04 sq.ft.	C
	9	2901	29th	405.04 sq.ft.	C
	10	2902	29th	405.04 sq.ft.	C
	11	2903	29th	405.04 sq.ft.	C
	12	1201	12th	381 sq.ft.	A
	13	1202	12th	381 sq.ft.	A
	14	Shop 8	Ground	23.22 sq.mtr.	A
OWNER NO. 2 PARKING	1	11	2nd Sale Podium	-	C
	2	12	2nd Sale Podium	-	C
	3	13	2nd Sale Podium	-	C
	4	14	2nd Sale Podium	-	C
	5	15	2nd Sale Podium	-	C
OWNER NO. 3 BABAN SADANAND PUJARI	1	1102	11th	405.04 sq.ft.	C
	2	1103	11th	405.04 sq.ft.	C
	3	1304	13th	405.04 sq.ft.	C
	4	1505	15th	405.04 sq.ft.	C
	5	1606	16th	405.04 sq.ft.	C
	6	1804	18th	405.04 sq.ft.	C
	7	2904	29th	405.04 sq.ft.	C
	8	2905	29th	405.04 sq.ft.	C
	9	2906	29th	405.04 sq.ft.	C
	10	*1301	13th	381 sq.ft.	A
	11	1401	14th	381 sq.ft.	A
	12	1402	14th	381 sq.ft.	A
	13	2501	25th	381 sq.ft.	A
	14	2502	25th	381 sq.ft.	A
	15	Shop 9	Ground	23.44 sq.mtr.	A
OWNER NO. 3 PARKING	1	11	3rd Sale Podium	-	C
	2	12	3rd Sale Podium	-	C
	3	13	3rd Sale Podium	-	C
	4	14	3rd Sale Podium	-	C
	5	15	3rd Sale Podium	-	C

ANNEXURE - 5B

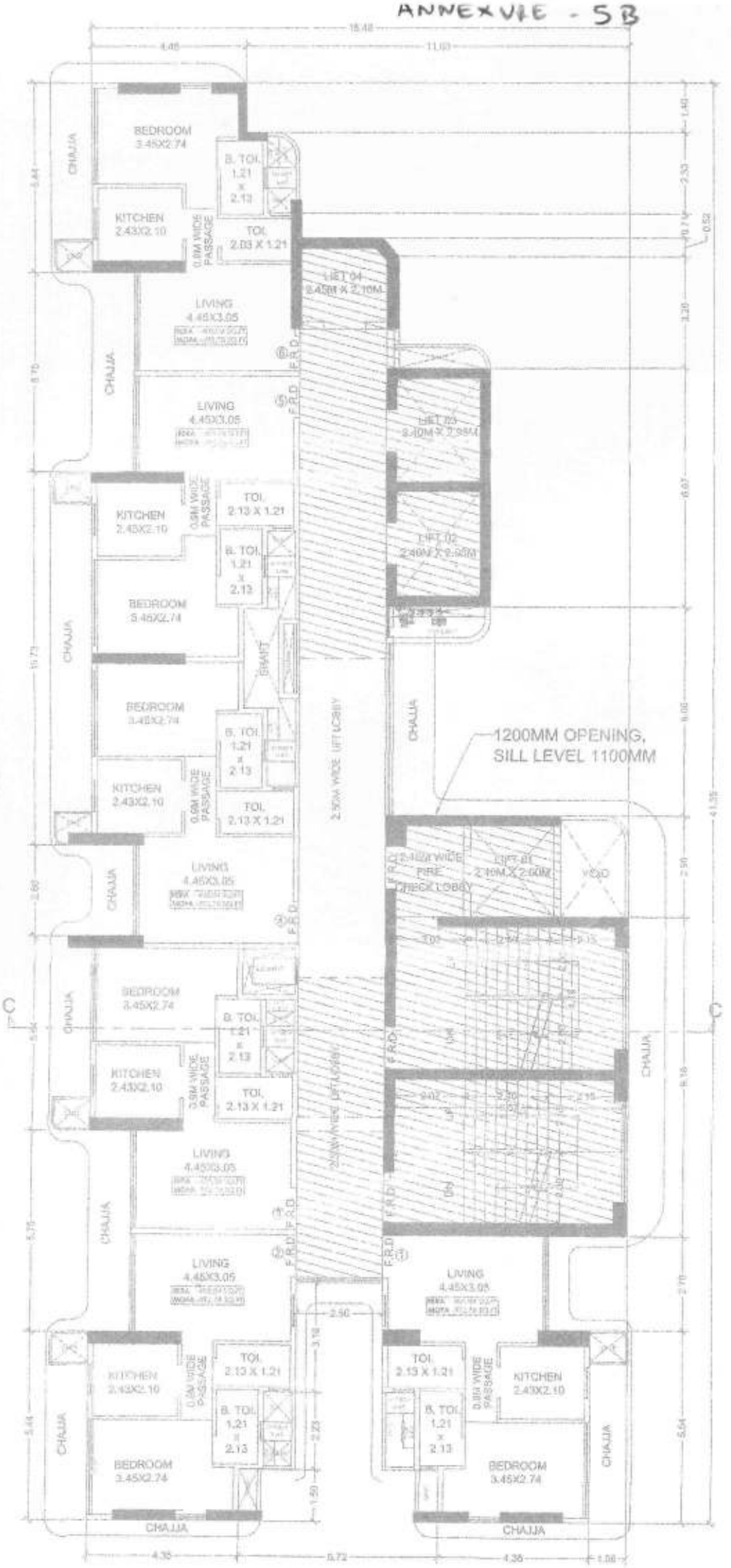


7TH,14TH, 21TH &28TH REFUGE FLOOR PLAN (WING -C)

SCALE = 1:100

NOTA
Ram Pher Y.
Greater Mumb
Maharashtra
Reg. No.-692
Exp. Dt. 12-10-20.
GOVERNMt TC

ANNEXURE - 5B



TA
Pher Yad
ar Mumba
arashtra
No. 6924
2-10-202
NT C

5TH, 6TH ,8TH TO 13TH,15TH TO 20TH, 22TH TO 27TH,29TH TO 33TH FLOOR TYPICAL FLOOR PLAN (WING -C)

SCALE = 1:100

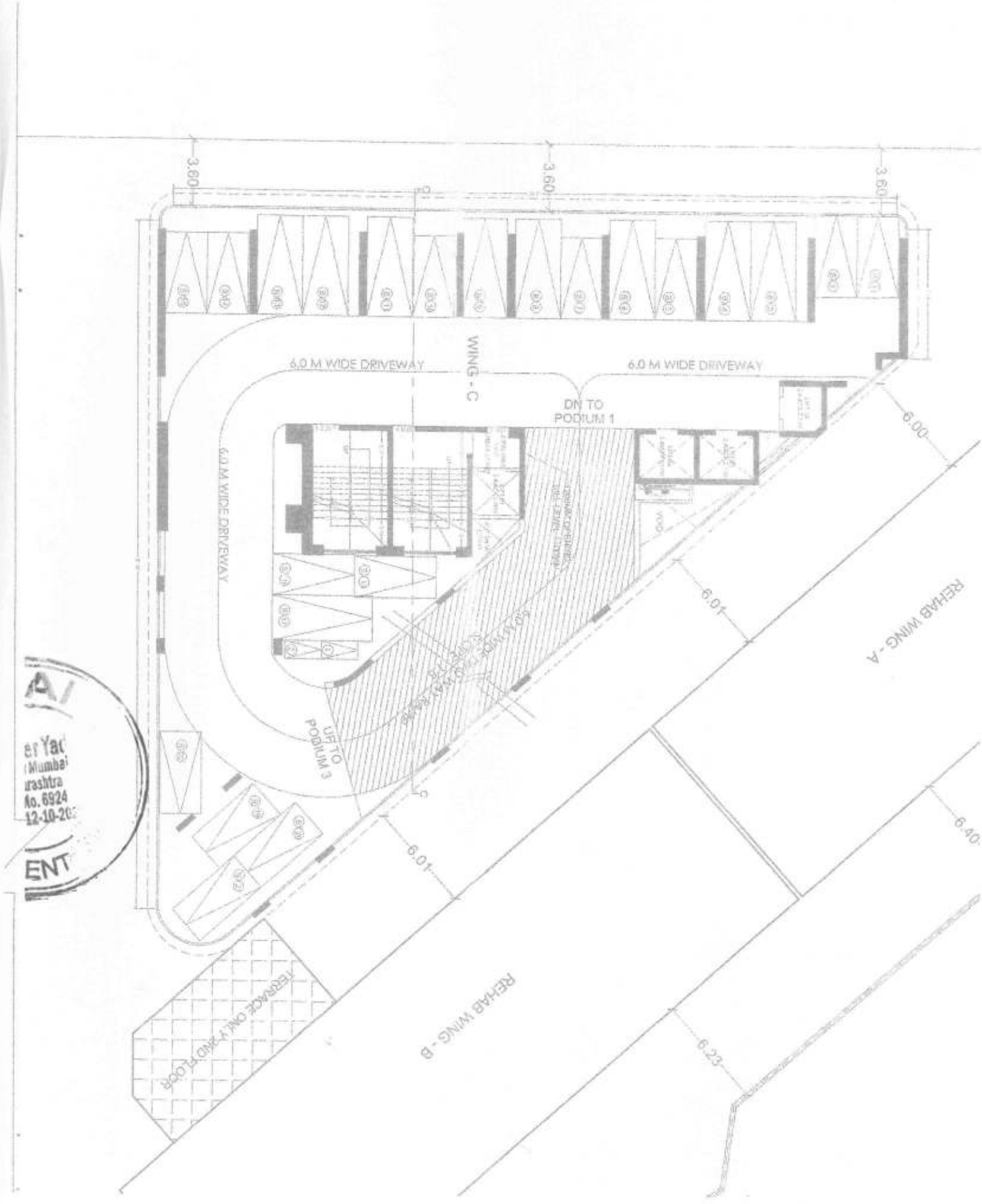

6.89
6.40
6.32
6.00
6.01
SALE COMMERCIAL
METER ROOM (WING-A) 3.40 X 4.64
3.50 X 4.39
3.90 X 1.17
COMMERCIAL 7.35 X 5.04 CA= 398.16 SQ.FT
ENTRY
DN TO BASEMENT LVL
6.0M WIDE IN

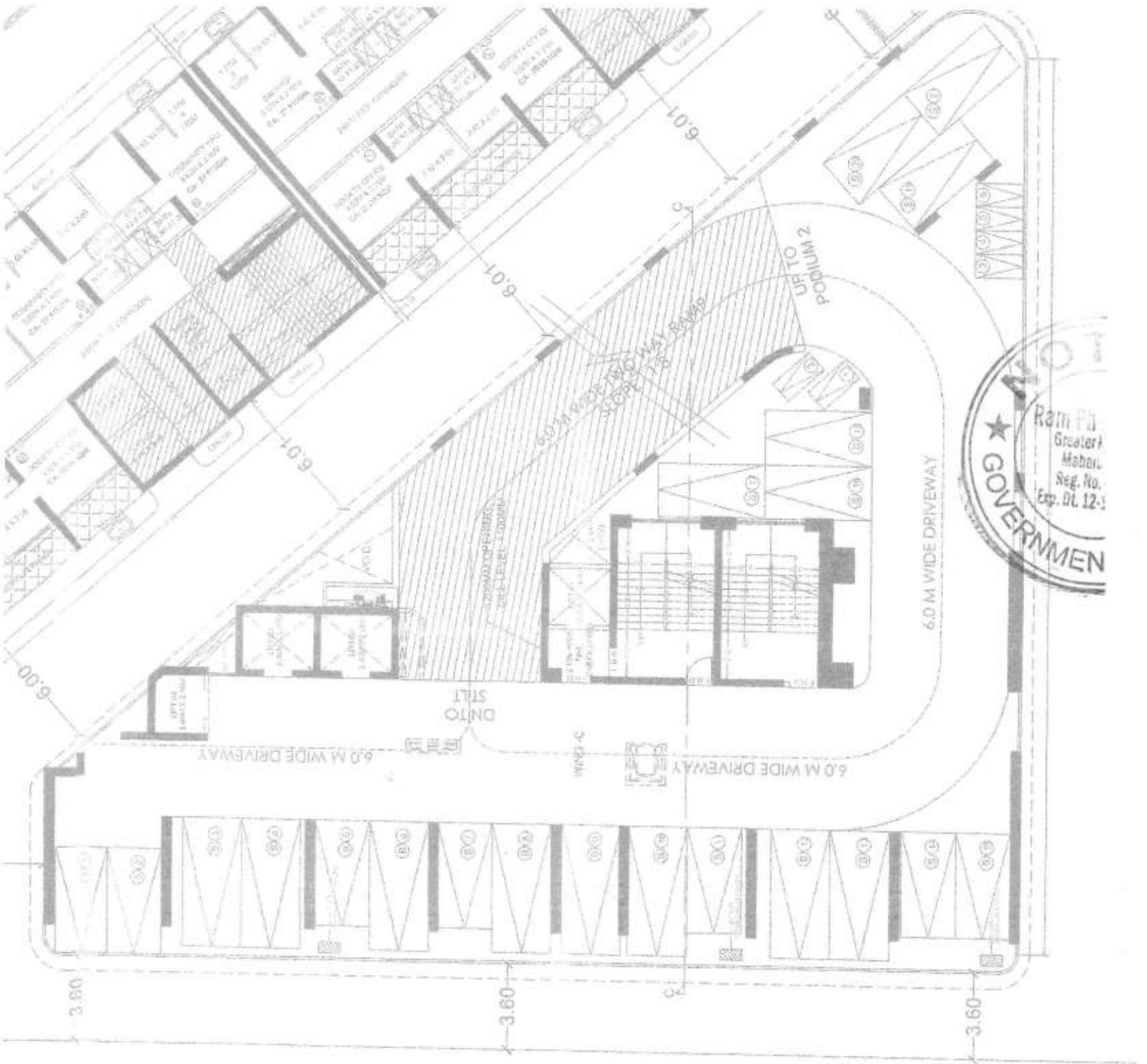


2ND TO 6TH ,8TH TO 13TH,15TH TO 20TH,22TH TO 27TH,29TH TO 33TH FLOOR

TYPICAL FLOOR PLAN (REHAB WING - A)

SCALE = 1:100


3.60
3.60
3.60
WING - C
6.0 M WIDE DRIVEWAY
6.0 M WIDE DRIVEWAY
6.0 M WIDE DRIVEWAY
DN TO PODIUM 1
UP TO PODIUM 3
6.00
6.01
6.01
6.40
6.23
REHAB WING - A
REHAB WING - B
TERRACE ONLY 2ND FLOOR



GOVERNMENT OF INDIA
Ram Ra
Greater
Maha
Reg. No.
Exp. Dt. 12-1
GOVERNMEN
Greater Mumbai
Maharashtra
Reg. No. 6924
Exp. Dt. 12-10-2028